



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		CONANT RD, LINCOLN

OWNERSHIP

Owner 1:	ARMSTRONG BENJAMIN
Owner 2:	EMANUEL GABRIELLE
Owner 3:	GABELMAN KATHERINE
Street 1:	23 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.17 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1999, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 0 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		0		NO UNITS	NOLAND		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	246,500		0.000		246,500
Total Card		246,500	0.000		246,500
Total Parcel		683,000	67,800	2.170	650,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 191.31		/Parcel: 400.74	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
	10/16/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 169 27 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
8/18/2007	MEAS/EXT INS	616	D MANZELLO

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total:	Spl Credit	Total:
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