



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) GARAGE Building Built about 1999, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 0 Units, 1 Baths, 0 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	Legal Description	User Acct
101	108,600		0.000		108,600		0
							GIS Ref
							GIS Ref
							Insp Date
							10/16/18
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 214.20						/Parcel: 400.74	

PREVIOUS ASSESSMENT

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

SALES INFORMATION

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

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
3/10/2009	MEAS+INSPCTD	100	
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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EXTERIOR INFORMATION

Table with exterior details: Type: 30 - GARAGE, Sty Ht: 1T - 1T, (Liv) Units: 0, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

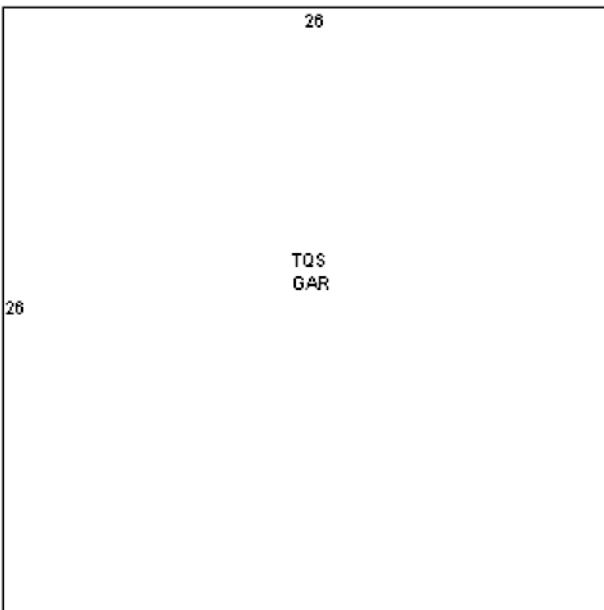
BATH FEATURES

Table with bathroom details: Full Bath: 1, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: , Rating: .

COMMENTS

GARAGE/OFFICE/STUDIO.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1999, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: .

RESIDENTIAL GRID

Grid table with columns: 1st Res Grid, Desc, # Units, Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 2, Lvl 1, Lower, Totals (RMs, BRs, Baths: 1, HB).

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: , Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %%, Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: %%, Bsmnt Flr: .

DEPRECIATION

Table with depreciation details: Phys Cond: EX - Excellent, 1.0%, Functional: %, Economic: %, Special: %, Override: , Total: 1%.

REMODELING

Table with remodeling items: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

CALC SUMMARY

Summary table: Basic \$ / SQ: 46.00, Size Adj.: 1.93343198, Const Adj.: 1.01999998, Adj \$ / SQ: 90.717, Other Features: 8000, Grade Factor: 1.40, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 109661, Depreciation: 1097, Depreciated Total: 108564.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 214.20, Special Features: 0, Val/Su Net: 91.80, Final Total: 108600, Val/Su SzAd: 214.20.

SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 1,183, Total: 70,329, Size Ad: 507, Gross Area: 1352, FinArea: 507.

SUB AREA DETAIL

Table with sub-area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Large table for specifications and yard items with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

PARCEL ID 169 27 0

IMAGE



AssessPro Patriot Properties, Inc

Summary row: More: N, Total Yard Items: , Total Special Features: , Total: .