



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUMPHRYS MICHAEL D
Owner 2:	HUMPHRYS JANICE M
Owner 3:	
Street 1:	93 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FENIJN YVONNE -
Owner 2:	-
Street 1:	PO BOX 584
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773 3906

NARRATIVE DESCRIPTION

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1963, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									690						700	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									180						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	280,700	1,000	1.890	768,900	1,050,600
Total Card	280,700	1,000	1.890	768,900	1,050,600
Total Parcel	280,700	1,000	1.890	768,900	1,050,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		439.92	/Parcel: 439.92

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/10/17
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	271,400	1000	1.89	800,900	1,073,300	1,073,300	Year End Roll	10/15/2020
2020	101	FV	269,000	1000	1.89	800,900	1,070,900	1,070,900	Year End Roll	9/26/2019
2019	101	FV	243,700	1000	1.89	797,700	1,042,400	1,042,400	Create Final value 2019	6/4/2019
2018	101	FV	243,700	1000	1.89	797,700	1,042,400	1,042,400	Year End Roll	9/28/2017
2017	101	FV	241,200	0	1.89	797,700	1,038,900	1,038,900	Year End Roll	9/29/2016
2016	101	FV	238,900	0	1.89	745,700	984,600	984,600	Year End Roll	1/14/2016
2015	101	FV	234,200	0	1.89	690,500	924,700	924,700	Year End	10/2/2014
2014	101	FV	224,900	0	1.89	680,900	905,800	905,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FENIJN YVONNE,	52822-241		5/21/2009		1,111,252	No	No	
CHRIS J. FENIJN	21983-60		4/28/1992	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/12/2014	5959	ROOF	18,890	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS+INSPCTD	25	D ERSKINE
4/7/2001	M&L EXTERIOR	610	
12/6/1995	MEAS+INSPCTD	607	

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

Total AC/HA:	1.88955	Total SF/SM:	82308.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	768,870	Spl Credit		Total:	768,900
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GENERAL INFORMATION

Table with 2 columns: Field, Value. Fields include Type (19 - RANCH), Sty Ht (1 - 1), (Liv) Units (1 - 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 2 columns: Field, Value. Fields include Full Bath (2), Rating (AVERAGE), A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix (1), Rating (AVERAGE).

COMMENTS

Empty rectangular box for comments.

OTHER FEATURES

Table with 2 columns: Field, Value. Fields include Kits (1), Rating (AVERAGE), A Kits, Frpl (2), Rating (AVERAGE), WSFlue, Rating.

RESIDENTIAL GRID

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

CONDO INFORMATION

Table with 2 columns: Field, Value. Fields include Location, Total Units, Floor (1 - 1ST FLOOR), % Own, Name.

REMODELING

Table with 2 columns: Field, Value. Fields include Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with 4 columns: No Unit, RMS, BRS, FL. Totals: 1, 7, 4, 1.

GENERAL INFORMATION

Table with 2 columns: Field, Value. Fields include Grade (B- - GOOD (-)), Year Blt (1963), Eff Yr Blt, Alt LUC, Alt %, Jurisdict, Fact, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with 2 columns: Field, Value. Fields include Avg Ht/FL (STD), Prim Int Wal (2 - PLASTER), Sec Int Wall, Partition (T - TYPICAL), Prim Floors (3 - HARDWOOD), Sec Floors (5 - LINO/VINYL, 25%), Bsmnt Flr, Bsmnt Gar, Electric (3 - TYPICAL), Insulation (2 - TYPICAL), Int vs Ext (S), Heat Fuel (1 - OIL), Heat Type (3 - FORCED H/W), # Heat Sys (1), % Heated (100), % AC (0), Solar HW (NO), Central Vac (NO), % Com Wal (0), % Sprinkled (0).

DEPRECIATION

Table with 2 columns: Field, Value. Fields include Phys Cond (AV - Average, 28.0%), Functional, Economic, Special, Override, Total (28.8%).

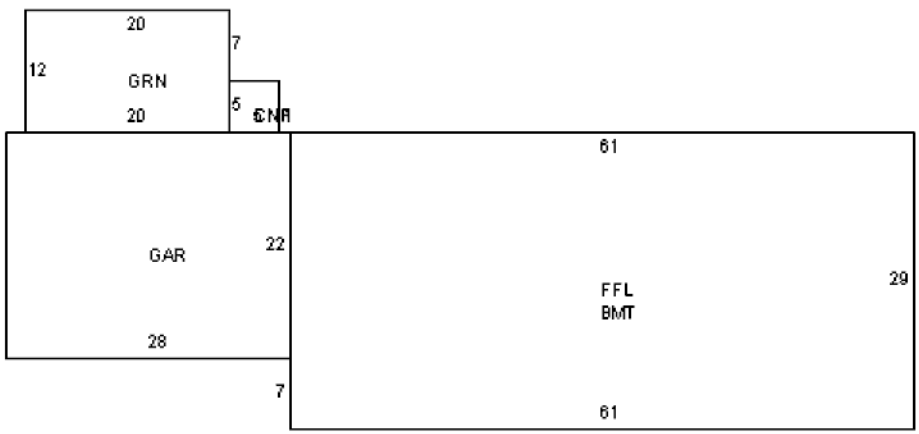
CALC SUMMARY

Table with 2 columns: Field, Value. Fields include Basic \$ / SQ: 96.00, Size Adj.: 1.08917475, Const Adj.: 1.01250005, Adj \$ / SQ: 105.868, Other Features: 41500, Grade Factor: 1.20, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 394311, Depreciation: 113562, Depreciated Total: 280749.

COMPARABLE SALES

Table with 5 columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes WtAv\$/SQ, AvRate, Ind.Val (844672.7984), Juris. Factor, Before Depr (127.04), Special Features (0), Val/Su Net (63.52), Final Total (280700), Val/Su SzAd (158.68).

SKETCH



SUB AREA

Table with 5 columns: Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes sub-totals for Net Sketched Area (4,419) and Total (287,092). Size Ad: 1769, Gross Area: 4419, FinArea: 2388.

SUB AREA DETAIL

Table with 7 columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Rows include BMT BASEMENT, FFL 1ST FLOOR, GAR GARAGE, GRN GRN, CNP CANOPY.

SPEC FEATURES/YARD ITEMS

Table with 13 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. Row 1: 19 PATIO, D Y, 1 9X20, A, FR, 2017, 7.00, T, 20, 101, 1,000.

IMAGE

AssessPro Patriot Properties, Inc



Summary row with fields: More: N, Total Yard Items: 1,000, Total Special Features, Total: 1,000.