



PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		CONANT RD, LINCOLN
Unit #:		
Owner 1: KUNITAKE HIROKO		
Owner 2: DEMBOWSKI MICHAEL J		
Owner 3:		
Street 1: 116 CONANT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3908	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	327,500	17,800	2.340	699,900	1,045,200
Total Card 327,500 17,800 2.340 699,900 1,045,200					
Total Parcel 327,500 17,800 2.340 699,900 1,045,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 403.55		/Parcel: 403.55	

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

Insp Date	07/09/08
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OWNERSHIP

Owner 1: HERSCHBACH - GEORGENE B
Owner 2: -
Street 1: 116 CONANT RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-3908

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	302,000	17800	2.34	655,100	974,900	974,900	Year End Roll	10/15/2020
2020	101	FV	296,900	17800	2.34	679,100	993,800	993,800	Year End Roll	9/26/2019
2019	101	FV	294,400	17800	2.34	661,500	973,700	973,700	Create Final value 2019	6/4/2019
2018	101	FV	294,400	17800	2.34	661,500	973,700	973,700	Year End Roll	9/28/2017
2017	101	FV	289,200	17800	2.34	655,100	962,100	962,100	Year End Roll	9/29/2016
2016	101	FV	250,700	17800	2.34	636,700	905,200	905,200	Year End Roll	1/14/2016
2015	101	FV	243,800	17800	2.34	590,300	851,900	851,900	Year End	10/2/2014
2014	101	FV	225,400	17800	2.34	551,100	794,300	794,300	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	17:45:01

LAST REV

Date	Time
09/19/18	10:50:15

blakeley
630

USER DEFINED

Prior Id # 1:	123 7 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 2.34 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1969, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HERSCHBACH,GEOR	66033-85		9/4/2015		1,050,000	No	No			
HERSCHBACH DUDL	26104-445		3/4/1996	FAMILY		1	No	No		
	11347-401		6/19/1967		14,000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/15/2018	7167	ROOF	29,000	C				Strip & re-roof st

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2016	SALES INSP	618	G BOURGAULT
7/9/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L EXTERIOR	615	
5/24/1996	MEAS+INSPCTD	606	
12/6/1995	MEAS/EXT INS	607	

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

Sign: VERIFICATION OF VISIT NOT DATA

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 Infru	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	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.503		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									15,090						15,100	

Total AC/HA:	2.33955	Total SF/SM:	101910.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	699,890	Spl Credit	Total:	699,900
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EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C-	- AVG. (-)
Year Blt:	1969	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	4	- CARPET	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: 100	
Solar HW:	NO	Central Vac: NO	
% Com Wal:	0	% Sprinkled 0	

SPEC FEATURES/YARD ITEMS

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
96	WHIRL PL	D	S	14		A	AV	1990	2,500.00	B	19	101			8,100			8,100
3	GARAGE	D	Y	1	33x25	A	GD	1969	36.00	T	40	101			17,800			17,800

More: N	Total Yard Items: 17,800	Total Special Features: 8,100	Total: 25,900
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BATH FEATURES

Full Bath:	3	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: AVERAGE
A HBth:		Rating:
OthrFix:	1	Rating: AVERAGE

OTHER FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frp1:	2	Rating: AVERAGE
WSFlue:		Rating:

CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

DEPRECIATION

Phys Cond:	GD - Good	19%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19%

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	1.17857146
Const Adj.:	1.01499999
Adj \$ / SQ:	124.410
Other Features:	69157
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	394351
Depreciation:	74927
Depreciated Total:	319424

COMMENTS

SETBACK .

RESIDENTIAL GRID

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	RM:	9	BR:	5	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

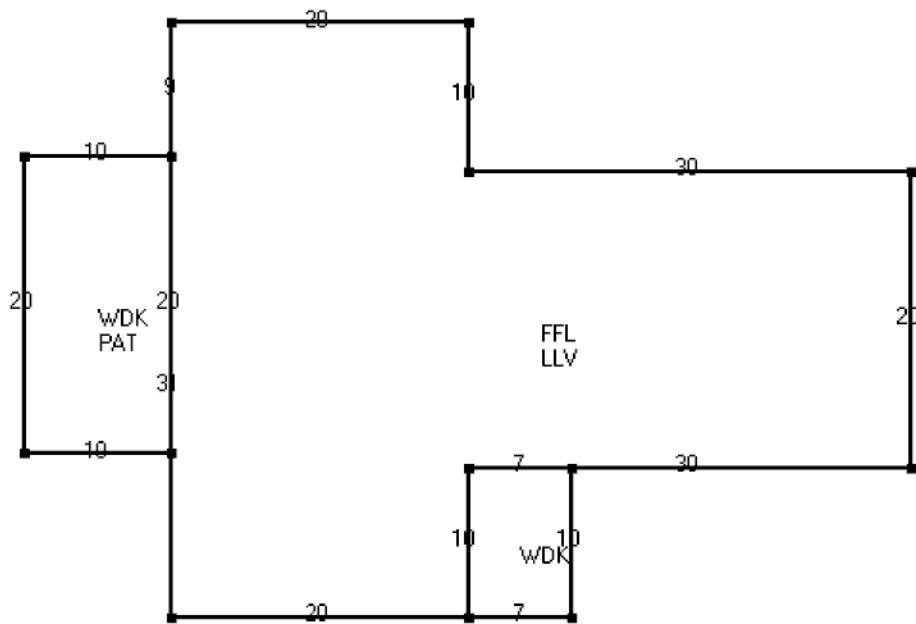
No	Unit	RMS	BRS	FL
1		9	5	1
Totals				
1		9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 830509.0349
Juris. Factor:		Before Depr:	109.48	
Special Features:	8100	Val/Su Net:	100.15	
Final Total:	327500	Val/Su SzAd:	233.93	

PARCEL ID 183 8 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,400	124.410	174,174	
LLV	LOWR LEVEL	1,400	141.520	198,123	
WDK	WOOD DECK	270	19.530	5,273	
PAT	PATIO	200	7.000	1,400	
Net Sketched Area:		3,270	Total:	378,970	
Size Ad	1400	Gross Area	3270	FinArea	2590

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	85	A	0

IMAGE

AssessPro Patriot Properties, Inc

