

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:	FENIUN 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	10.5	1.000	R5									840,000						840,000	
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	326,600	1,800	1.890	840,900	1,169,300
Total Card	326,600	1,800	1.890	840,900	1,169,300
Total Parcel	326,600	1,800	1.890	840,900	1,169,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		489.63	/Parcel: 489.63

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
2022	101	FV	280,700	1000	1.89	768,900	1,050,600	1,050,600	Year End Roll	10/19/2021
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FENIUN YVONNE,	52822-241		5/21/2009		1,111,252	No	No	
CHRIS J. FENIUN	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



USER DEFINED

Prior Id # 1:	122 2 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:	

