



**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	12.4	1.000	R5									992,000						992,000	
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	355,200	1,800	1.890	992,900	1,349,900
Total Card	355,200	1,800	1.890	992,900	1,349,900
Total Parcel	355,200	1,800	1.890	992,900	1,349,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		565.25	/Parcel: 565.25

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/10/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	326,600	1800	1.89	840,900	1,169,300	1,169,300	Year end	11/3/2022
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

**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:	992,870	Spl Credit		Total:	992,900
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**EXTERIOR INFORMATION**

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Strct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B-	- GOOD (-)
Year Blt:	1963	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

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

**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
19	PATIO	D	Y	1	9X20	A	FR	2017	14.00	T	30	101			1,800			1,800

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV	- Average	29.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
<b>Total:</b>			<b>29.5%</b>

**CALC SUMMARY**

Basic \$ / SQ:	131.00
Size Adj:.	1.08917475
Const Adj:.	1.01250005
Adj \$ / SQ:	144.465
Other Features:	41500
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	503899
Depreciation:	148650
Depreciated Total:	355249

**COMMENTS**

**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:	7	BR:	4	Baths:	2	HB					

**REMODELING**

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

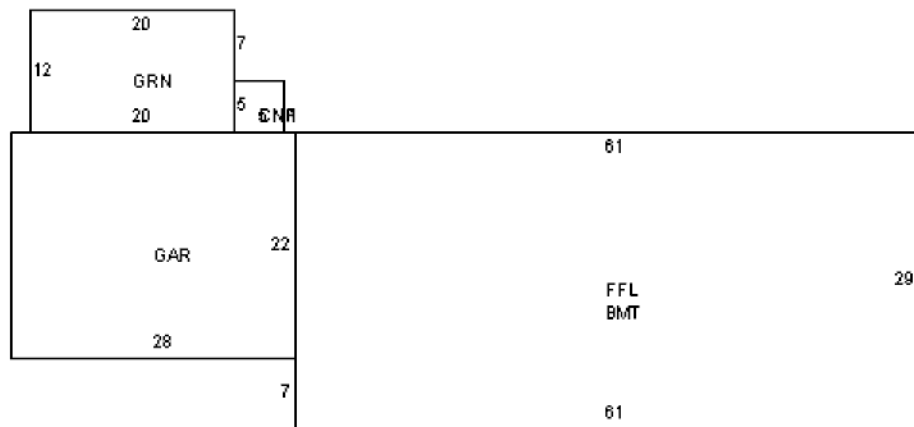
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	4	1
<b>Totals</b>			
1	7	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	844672.7984	
Juris. Factor:	Before Depr:	173.36		
Special Features:	Val/Su Net:	80.38		
Final Total:	355200	Val/Su SzAd	200.79	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,769	48.760	86,251	
FFL	1ST FLOOR	1,769	144.470	255,559	
GAR	GARAGE	616	36.000	22,176	
GRN	GRN	240	57.830	13,879	
CNP	CANOPY	25	22.000	550	
<b>Net Sketched Area:</b>		<b>4,419</b>	<b>Total:</b>	<b>378,415</b>	
Size Ad	1769	Gross Area	4419	FinArea	2388

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	0

**IMAGE**

