



**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	448,700	17,800	2.340	927,100	1,393,600
Total Card 448,700 17,800 2.340 927,100 1,393,600					
Total Parcel 448,700 17,800 2.340 927,100 1,393,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 538.07		/Parcel: 538.07	

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: 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:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	387,100	17800	2.34	755,100	1,160,000	1,160,000	Year end	11/3/2022
2022	101	FV	327,500	17800	2.34	699,900	1,045,200	1,045,200	Year End Roll	10/19/2021
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

PRINT	Date	Time
	09/13/23	17:52:02
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:	

**PREVIOUS OWNER**

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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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.**

**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.

**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

**BUILDING PERMITS**

Date	Number	Descip	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	

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 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	11.4	1.000	R4									912,000						912,000	
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: 927,090	SpI Credit	Total: 927,100
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