

Map

Lot

Sublot

Building

Unit

CARD

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 RANCH Building built about 1963, having primarily WOOD SHING Exterior and 2388 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									805						800	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									210						200	Wetland

Total AC/HA:	1.88955	Total SF/SM:	82309	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,043,415	SpI Credit	Total:	1,043,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.890	386,100	1,900	1,043,400	1,431,400
Total Card 1.890 386,100 1,900 1,043,400 1,431,400					
Total Parcel 1.890 386,100 1,900 1,043,400 1,431,400					
Source: Market Adj Cost		Total Value per SQ unit /Card:		599.38	/Parcel: 599.38

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	364,100	1800	1.89	1,013,000	1,378,900		Year End Roll	12/2/2024
2024	101	FV	355,200	1800	1.89	992,900	1,349,900		Year end	11/9/2023
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 va	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

SALES INFORMATION

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

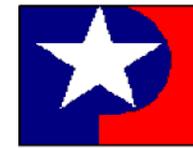
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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+INSPECTD	25	D ERSKINE
4/7/2001	M&L EXTERIOR	610	
12/6/1995	MEAS+INSPECTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

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:	
CivilDistrict:	
Ratio:	

Parcel ID 182 24 0

Date	Time
09/26/25	14:56:17
06/07/17	09:22:51
apro	
596	

PRINT

Date	Time
09/26/25	14:56:17

LAST REV

Date	Time
06/07/17	09:22:51

!596!

apro

596

