

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.	1.000	R5									800,000						800,000	
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	271,400	1,000	1.890	800,900	1,073,300
Total Card	271,400	1,000	1.890	800,900	1,073,300
Total Parcel	271,400	1,000	1.890	800,900	1,073,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		449.43	/Parcel: 449.43

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
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
2014	101	FV	224,900	0	1.89	680,900	905,800	905,800	Year End Roll	1/23/2014
2013	101	FV	220,300	0	1.89	660,900	881,200	881,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FENIUN YVONNE,	52822-241		5/21/2009		1111252	No	No			
CHRIS J. FENIUN	21983-60		4/28/1992	FAMILY	0	No	No			

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



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:	

PRINT

Date	Time
10/22/20	15:25:34

LAST REV

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

apro
596

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 Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

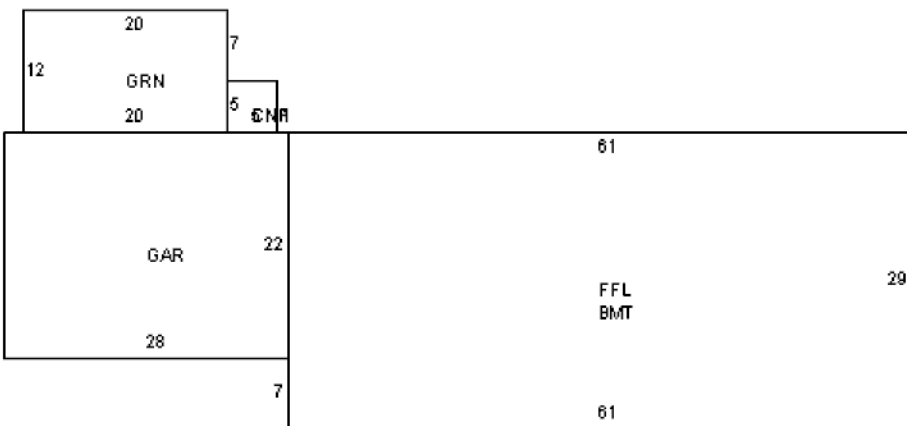
BATH FEATURES

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

COMMENTS

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SKETCH



GENERAL INFORMATION

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

OTHER FEATURES

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

CONDO INFORMATION

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

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	s:	7	BR	s:	4	Baths:	2	HB			

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:	

DEPRECIATION

Phys Cond:	AV - Average	28.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		28.8%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

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

CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	1.08917475
Const Adj.:	1.01250005
Adj \$ / SQ:	94.840
Other Features:	41500
Grade Factor:	1.26
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	381150
Depreciation:	109771
Depreciated Total:	271379

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	844672.7984
Juris. Factor:		Val/Su Fin:	113.65		
Special Features:	0	Val/Su Net:	61.42		
Final Total:	271400	Val/Su SzAd	153.42		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,769	32.010	56,623
FFL	1ST FLOOR	1,769	94.840	167,772
GAR	GARAGE	616	36.000	22,176
GRN	GRN	240	57.830	13,879
CNP	CANOPY	25	22.000	550
Net Sketched Area:		4,419	Total:	261,000
Size Ad	1769 Gross Area	4419 FinArea		2388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35 A		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	7.00	T	20	101			1,000			1,000

PARCEL ID

182 24 0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	1,000	Total Special Features:	Total:	1,000
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