



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
116		CONANT RD, LINCOLN

**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 OWNER**

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

**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	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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.503		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									15,090						15,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	302,000	17,800	2.340	655,100	974,900
Total Card	302,000	17,800	2.340	655,100	974,900
Total Parcel	302,000	17,800	2.340	655,100	974,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		376.41	/Parcel: 376.41

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2015	101	FV	243,800	17800	2.34	590,300	851,900	851,900	Year End	10/2/2014
2014	101	FV	225,400	17800	2.34	551,100	794,300	794,300	Year End Roll	1/23/2014
2013	101	FV	220,800	17800	2.34	535,100	773,700	773,700	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HERSCHBACH,GEOR	66033-85		9/4/2015		1050000	No	No	
HERSCHBACH DUDL	26104-445		3/4/1996	FAMILY		1	No	No
	11347-401		6/19/1967		14000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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

