



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
298		SOUTH GREAT RD, LINCOLN

**OWNERSHIP**

Owner 1:	JANOVSKY VLADIMIR
Owner 2:	WILLIAMS PAMELA M
Owner 3:	
Street 1:	298 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4325 Type:

**PREVIOUS OWNER**

Owner 1:	WILLIAMS - PAMELA M
Owner 2:	-
Street 1:	298 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4325

**NARRATIVE DESCRIPTION**

This Parcel contains 1.479 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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

**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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		59104		SQUARE FE	PRIME SITE		0	6.78	1.247	R3									499,898						499,900	
101	ONE FAM		0.1218		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									3,654						3,700	right of way

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	255,300	500	1.479	503,600	759,400	incl 1/2 of right of way C, (179-39-0)
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 407.23						/Parcel: 407.23

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	255,300	500	1.479	503,600	759,400	759,400	Year End Roll	9/28/2017
2017	101	FV	251,100	500	1.479	475,600	727,200	727,200	Year End Roll	9/29/2016
2016	101	FV	248,900	500	1.479	461,600	711,000	711,000	Year End Roll	1/14/2016
2015	101	FV	242,500	500	1.479	427,700	670,700	670,700	Year End	10/2/2014
2014	101	FV	225,300	500	1.479	383,400	609,200	609,200	Year End Roll	1/23/2014
2013	101	FV	221,000	500	1.479	372,400	593,900	593,900	Year End Roll	10/25/2012
2012	101	FV	221,000	500	1.479	409,200	630,700	630,700	Year End	1/26/2012
2011	101	FV	232,700	0	1.479	415,900	648,600	648,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAMS,PAMELA	68691-189		12/30/2016	FAMILY		1	No	No		
VLADIMIR JANOV	15726-367		8/8/1984	FAMILY		0	No	No		

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/14/2010	MEAS+INSPCTD	25	D ERSKINE
7/8/2006	MEAS+INSPCTD	615	D VELUTTI
5/18/1996	MEAS+INSPCTD	606	J SMITH
4/9/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

