

Map Lot Sublot Building Unit Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		OLD CONANT RD, LINCOLN

OWNERSHIP

Owner 1:	RANI BALAJI
Owner 2:	SHALIGRAM DEEPIKA
Owner 3:	
Street 1:	15 OLD CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4601 Type:

PREVIOUS OWNER

Owner 1:	Hapgood - Norman
Owner 2:	Hapgood - Ruth K
Street 1:	15 Old Conant Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4601

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1977, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 2 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 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	325,700	18,300	1.840	560,100	904,100	2193	0
							GIS Ref
							GIS Ref
							Insp Date
							07/07/08
Total Card		325,700	18,300	1.840	560,100	904,100	Entered Lot Size
Total Parcel		325,700	18,300	1.840	560,100	904,100	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 277.47			/Parcel: 277.47		Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	306,100	18300	1.84	542,500	866,900	866,900	Create Final value 2019	6/4/2019
2018	101	FV	306,100	18300	1.84	542,500	866,900	866,900	Year End Roll	9/28/2017
2017	101	FV	297,600	18300	1.84	512,100	828,000	828,000	Year End Roll	9/29/2016
2016	101	FV	292,000	18300	1.84	496,900	807,200	807,200	Year End Roll	1/14/2016
2015	101	FV	289,100	18300	1.84	460,100	767,500	767,500	Year End	10/2/2014
2014	101	FV	269,300	18300	1.84	412,100	699,700	699,700	Year End Roll	1/23/2014
2013	101	FV	263,600	18300	1.84	400,100	682,000	682,000	Year End Roll	10/25/2012
2012	101	FV	269,300	18300	1.84	440,100	727,700	727,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Hapgood,Norman	59336-266		6/20/2012	DIVORCE/ESTA	769000	No	No			Estate Sale
DUBIN STEVEN H,	31771-601		8/29/2000		700000	No	No			Ruth Hapgood death cert Bk50899 Pg5
DUBIN STEVEN H	19898-533		6/24/1989	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/9/2009	4302	RENOVATI	5,325	C	7/6/2011			construct handicap

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2011	PERMIT VISIT	25	D ERSKINE
7/7/2008	MEAS/EXT INS	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	
3/4/1996	MEAS/EXT INS	606	
12/4/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	109 2 1
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:	

