

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KONDAVETI RUSSELL
Owner 2:	BALA KEERTHI
Owner 3:	
Street 1:	27 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS OWNER

Owner 1:	KLOBUCHAR TR - JOHN A
Owner 2:	KLOBUCHAR TR - MARIBETH
Street 1:	27 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3912

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD Exterior and MEMBRANE 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	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	287,100		1.900	913,900	1,201,000
Total Card	287,100		1.900	913,900	1,201,000
Total Parcel	287,100		1.900	913,900	1,201,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		564.38	/Parcel: 564.38

Legal Description	User Acct
	0
	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
2023	101	FV	251,900	0	1.9	741,900	993,800	993,800	Year end	11/3/2022
2022	101	FV	218,400	0	1.9	686,700	905,100	905,100	Year End Roll	10/19/2021
2021	101	FV	203,200	0	1.9	641,900	845,100	845,100	Year End Roll	10/15/2020
2020	101	FV	200,200	0	1.9	665,900	866,100	866,100	Year End Roll	9/26/2019
2019	101	FV	198,700	0	1.9	648,300	847,000	847,000	Create Final value 2019	6/4/2019
2018	101	FV	61,000	0	1.9	648,300	709,300	709,300	Year End Roll	9/28/2017
2017	101	FV	59,500	0	1.9	641,900	701,400	701,400	Year End Roll	9/29/2016
2016	101	FV	59,100	0	1.9	623,500	682,600	682,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KLOBUCHAR TR,JO	70212-56		11/9/2017		864,000	No	No	
KLOBUCHAR, JOHN	22391-448		9/14/1992	CONVENIENC		No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/6/2023	R-23-0050	BATH	41,000	O				Remodel 2 existing
6/10/2013	5441	SHED		C				remove old shed
9/27/1999	1808	ROOF	17,000	C	4/17/2000			4/17/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS+INSPCTD	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
4/7/2001	M&L COMPLETE	610	
4/17/2000	MEAS/EXT INS	611	
10/24/1996	MEAS+INSPCTD	600	
11/10/1995	MEAS+INSPCTD	607	
3/20/1995	INSPECTED	600	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.89955	Total SF/SM:	82744.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	913,890	Spl Credit		Total:	913,900
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