

Map Lot Sublot Building Unit CARD

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 COLONIAL Building built about 1977, having primarily CLAPBOARD Exterior and 3258 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	412,700	15,100	798,500	1,226,300
Total Card		1.840	412,700	15,100	798,500
Total Parcel		1.840	412,700	15,100	798,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		376.35	/Parcel: 376.35

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	390,100	14100	1.84	775,300	1,179,500		Year End Roll	12/2/2024
2024	101	FV	384,600	14100	1.84	760,100	1,158,800		Year end	11/9/2023
2023	101	FV	381,800	14100	1.84	700,100	1,096,000	1,096,000	Year end	11/3/2022
2022	101	FV	334,600	18300	1.84	632,900	985,800	985,800	Year End Roll	10/19/2021
2021	101	FV	328,500	18300	1.84	560,100	906,900	906,900	Year End Roll	10/15/2020
2020	101	FV	325,700	18300	1.84	560,100	904,100	904,100	Year End Roll	9/26/2019
2019	101	FV	306,100	18300	1.84	542,500	866,900	866,900	Create Final va	6/4/2019
2018	101	FV	306,100	18300	1.84	542,500	866,900	866,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Hapgood,Norman	59336-266		6/20/2012	DIVORCE/ESTA	769,000	No	No		Estate Sale
DUBIN STEVEN H,	31771-601		8/29/2000		700,000	No	No		Ruth Hapgood death cert Bk50899 Pg580 put wit
DUBIN STEVEN H	19898-533		6/24/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2021	R-21-0168	WDK	30,000	O	8/16/2021			Repair existing de
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



Patriot Properties Inc.

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:	
CivilDistrict:	
Ratio:	

