

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	JANOVSKY TR VLADIMIR
Owner 2:	298 SOUTH GREAT RD NOMINEE TR
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:	JANOVSKY - VLADIMIR
Owner 2:	WILLIAMS - PAMELA M
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 CONTEMPORARY Building built about 1982, having primarily CLAPBOARD Exterior and 1865 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 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		59104		SQUARE FE	PRIME SITE		0	9.98	1.25	R3									735,836						735,800	
101	ONE FAM		0.1218		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									4,263						4,300	right of way

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.479	411,900	300	740,100	1,152,300
<b>Total Card</b> 1.479 411,900 300 740,100 1,152,300					
<b>Total Parcel</b> 1.479 411,900 300 740,100 1,152,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 617.92		/Parcel: 617.92	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	378,800	300	1.479	718,800	1,097,900		Year End Roll	12/2/2024
2024	101	FV	374,600	300	1.479	704,100	1,079,000		Year end	11/9/2023
2023	101	FV	324,200	300	1.479	648,800	973,300	973,300	Year end	11/3/2022
2022	101	FV	271,900	500	1.479	586,900	859,300	859,300	Year End Roll	10/19/2021
2021	101	FV	263,900	500	1.479	519,800	784,200	784,200	Year End Roll	10/15/2020
2020	101	FV	259,600	500	1.479	519,800	779,900	779,900	Year End Roll	9/26/2019
2019	101	FV	255,300	500	1.479	503,600	759,400	759,400	Create Final va	6/4/2019
2018	101	FV	255,300	500	1.479	503,600	759,400	759,400	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JANOVSKY,VLADIM	75033-579		7/2/2020	CONVENIENC		1	No	No	
WILLIAMS,PAMELA	68691-189		12/30/2016	FAMILY		1	No	No	
VLADIMIR JANOV	15726-367		8/8/1984	FAMILY			No	No	

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
12/14/2010	MEAS+INSPCTD	25	D ERSKINE
7/8/2006	MEAS+INSPCTD	615	
5/18/1996	MEAS+INSPCTD	606	
4/9/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	119 13 38
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:	

