

Town Of Lincoln



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		BYPASS RD, LINCOLN

OWNERSHIP

Owner 1:	SELF CRAIG
Owner 2:	
Owner 3:	
Street 1:	31 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1201 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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	8	DRILLD
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		41382		SQUARE FE	PRIME SITE		0	6.14	1.653	R2									420,066						420,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	169,000		0.950	420,100	589,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		260.49	/Parcel:	260.49	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	169,000	0	.95	420,100	589,100	589,100	Year End Roll	9/28/2017
2017	101	FV	167,300	0	.95	407,800	575,100	575,100	Year End Roll	9/29/2016
2016	101	FV	165,500	0	.95	407,800	573,300	573,300	Year End Roll	1/14/2016
2015	101	FV	162,100	0	.95	345,500	507,600	507,600	Year End	10/2/2014
2014	101	FV	155,100	0	.95	309,900	465,000	465,000	Year End Roll	1/23/2014
2013	101	FV	151,700	0	.95	301,000	452,700	452,700	Year End Roll	10/25/2012
2012	101	FV	151,700	0	.95	273,700	425,400	425,400	Year End	1/26/2012
2011	101	FV	156,900	0	.95	221,700	378,600	378,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NATWIG, DAVID	18727-263		12/1/1987		260000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/2/2004	3027	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	D VELUTTI
10/31/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	13 10 0
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:	

PRINT

Date	Time
10/02/18	16:10:47

LAST REV

Date	Time
05/09/18	15:22:15

