



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCLEAN HOSPITAL CORPORATION
Owner 2:	ATTN: DAVID LAGASSE
Owner 3:	
Street 1:	115 MILL STREET
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: Y
Postal:	02178 Type:

PREVIOUS OWNER

Owner 1:	BURNETT REMODELING LLC -
Owner 2:	-
Street 1:	C/O ZACHARY BURNETT
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.45 ACRES of land mainly classified as CHARITY with a(n) COLONIAL Building Built about 2015, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
905	CHARITY		0.61341		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									18,402						18,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	1,512,800		2.450	509,600	2,022,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 322.50						/Parcel: 322.50	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV	1,512,800	0	2.45	509,600	2,022,400	2,022,400	Year End Roll	9/28/2017
2017	905	FV	1,342,100	0	2.45	495,200	1,837,300	1,837,300	Year End Roll	9/29/2016
2016	101	FV	1,315,600	0	2.45	495,200	1,810,800	1,810,800	Year End Roll	1/14/2016
2015	130	FV		0	2.45	422,400	422,400	422,400	Year End	10/2/2014
2014	130	FV		0	2.45	380,800	380,800	380,800	Year End Roll	1/23/2014
2013	130	FV		0	2.45	370,400	370,400	370,400	Year End Roll	10/25/2012
2012	130	FV		0	2.45	458,400	458,400	458,400	Year End	1/26/2012
2011	130	FV		0	2.45	465,600	465,600	465,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURNETT REMODEL	67354-55		6/1/2016	INVOLV CHARI	1700000	No	No			
WHITE, BRANDON	63801-560		6/24/2014	PVT SALE		1	No	No		
BENTON, EVRETT W	62288-568		7/22/2013		500000	No	No			
SARTORI RUTH M,	45058-548		4/27/2005	PARTIAL INTR	1220000	Yes	No			
SARTORI, LOUIS	25264-193		4/3/1995	CONVENIENC		0	Yes	No		
HINDS EDWARD H	12148-48		1/19/1972		19500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/18/2014	5977	MANUAL	20,000	C				Sheet metal work f
6/4/2014	5771	NEW HOME	485,000	C	6/5/2015			Single family home
6/4/2014	5770	DEMOLITI	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2015	MEAS+INSPCTD	618	G BOURGAULT
6/5/2015	PERMIT VISIT	619	DH

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

