



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MRAKOVICH TR DAVID V
Owner 2:	MRAKOVICH TR GERTRUDE A
Owner 3:	REVOC TRUS OF DVMRAKOVICH
Street 1:	26 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MRAKOVICH DAVID V -
Owner 2:	MRAKOVICH GERTRUDE A -
Street 1:	26 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1959, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	186,600	600	2.200	502,100	689,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 294.90						/Parcel: 294.90	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	186,600	600	2.2	502,100	689,300	689,300	Year End Roll	9/28/2017
2017	101	FV	184,900	600	2.2	487,700	673,200	673,200	Year End Roll	9/29/2016
2016	101	FV	183,100	600	2.2	487,700	671,400	671,400	Year End Roll	1/14/2016
2015	101	FV	179,700	600	2.2	414,900	595,200	595,200	Year End	10/2/2014
2014	101	FV	172,700	600	2.2	373,300	546,600	546,600	Year End Roll	1/23/2014
2013	101	FV	169,200	5500	2.2	362,900	537,600	537,600	Year End Roll	10/25/2012
2012	101	FV	169,200	5500	2.2	426,900	601,600	601,600	Year End	1/26/2012
2011	101	FV	174,400	5500	2.2	458,100	638,000	638,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MRAKOVICH DAVID	54768-476		6/2/2010	FAMILY	100	No	No			
MCGRATH, JAMES	11582-454		10/1/1968		45000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/27/2013	5532	DEMOLITI		C	5/20/2014			demo inground pool

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
10/27/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	D VELUTTI
12/21/1995	MEAS+INSPCTD	606	J SMITH

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

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	16 - STONE VE 25%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

COMMENTS

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
	RM:	6	BR:	3	Bath:	3	HB					

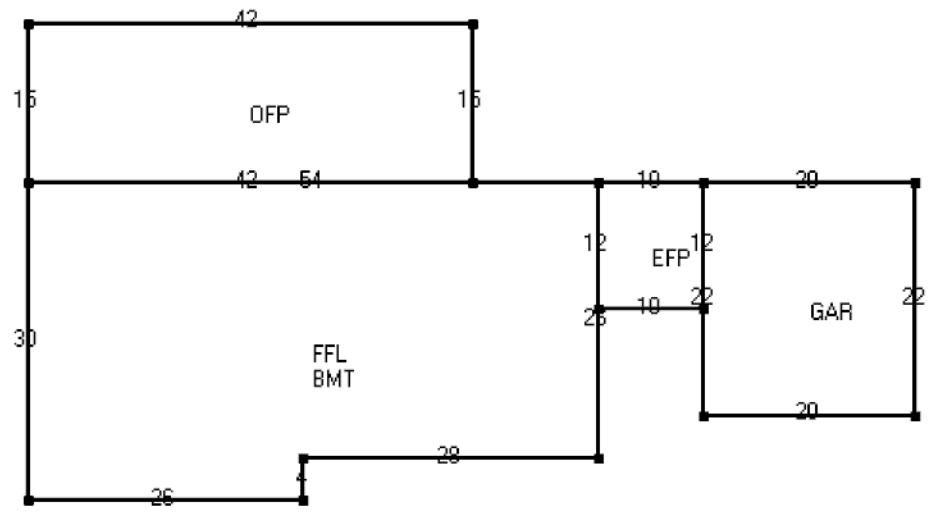
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	30%
Functional:		
Economic:		
Special:		
Override:		
Total:		30%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.14787793
Const Adj.:	1.03530002
Adj \$ / SQ:	89.130
Other Features:	50500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	266601
Depreciation:	79980
Depreciated Total:	186621

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 673430.3822
Juris. Factor:		Val/Su Fin:	79.85	
Special Features:	0	Val/Su Net:	44.37	
Final Total:	186600	Val/Su SzAd:	123.74	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,508	34.540	52,083	
FFL	1ST FLOOR	1,508	89.130	134,408	
OPF	OPEN PORCH	630	15.000	9,450	
GAR	GARAGE	440	36.000	15,840	
EFP	ENCL PORCH	120	36.000	4,320	
Net Sketched Area:		4,206	Total:	216,101	
Size Ad	1508	Gross Area	4206	FinArea	2337

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	55 A		0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8X10	A	AV	1970	15.00	T	70	101			400			400
2	SHED/FR	D	Y	1	6X8	A	AV	1970	15.00	T	70	101			200			200

PARCEL ID

110 1 0

IMAGE

AssessPro Patriot Properties, Inc

