



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LI BAIQING
Owner 2:	HAN MEI
Owner 3:	
Street 1:	36 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1202 Type:

PREVIOUS OWNER

Owner 1:	KNOCHOWSKI - ADAM
Owner 2:	KNOCHOWSKI - JEANNETTE
Street 1:	36 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

NARRATIVE DESCRIPTION

This Parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily WOOD SHING Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 Infru	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		0.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									16,290						16,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	469,600	11,700	2.380	507,500	988,800		
Total Card	469,600	11,700	2.380	507,500	988,800	Entered Lot Size	
Total Parcel	469,600	11,700	2.380	507,500	988,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	284.14	/Parcel:	284.14	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	469,600	11700	2.38	507,500	988,800	988,800	Year End Roll	9/28/2017
2017	101	FV	461,300	11700	2.38	493,100	966,100	966,100	Year End Roll	9/29/2016
2016	101	FV	450,500	11700	2.38	493,100	955,300	955,300	Year End Roll	1/14/2016
2015	101	FV	438,200	11700	2.38	420,300	870,200	870,200	Year End	10/2/2014
2014	101	FV	405,500	11700	2.38	378,700	795,900	795,900	Year End Roll	1/23/2014
2013	101	FV	397,300	11700	2.38	368,300	777,300	777,300	Year End Roll	10/25/2012
2012	101	FV	397,300	11700	2.38	432,300	841,300	841,300	Year End	1/26/2012
2011	101	FV	195,100	11700	2.38	463,500	670,300	670,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KNOCHOWSKI,ADAM	69010-104		3/15/2017		1112500	No	No			
COMJEAN ,MARC G	52514-219		4/2/2009	FAMILY		1	No	No		Marc G. Comjean DOD 12.7.12
COMJEAN MARC G,	51762-329		10/6/2008	FAMILY		1	No	No		ESTATE RELEASE OF JUDITH 08-15-2002
	9200-223		8/1/1958			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/20/2017	6857	FINISH B	67,286					Finish a portion o
9/17/2009	4270	ADDITION	169,000	C	7/14/2011			construct single s
7/27/2009	4234	RENOVATI	80,000	C	7/28/2010			reno kit & dining;
11/16/2005	3319	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/28/2010	MEAS+INSPECTD	25	D ERSKINE
10/27/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	MEAS+INSPECTD	615	D VELUTTI
10/31/1995	MEAS+INSPECTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: 8 - BRICK VEN, 10%, Roof Struct: 7 - SHED, Roof Cover: 11 - MEMBRANE, Color: [blank], View / Desir: [blank]

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: AVERAGE, A Bath: [blank], Rating: [blank], 3/4 Bath: [blank], Rating: [blank], A 3QBth: [blank], Rating: [blank], 1/2 Bath: 1, Rating: AVERAGE, A HBth: [blank], Rating: [blank], OthrFix: 1, Rating: AVERAGE

COMMENTS

Empty comments box.

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1958, Eff Yr Blt: [blank], Alt LUC: [blank], Alt %: [blank], Jurisdict: [blank], Fact: [blank], Const Mod: [blank], Lump Sum Adj: [blank]

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: [blank], Rating: [blank], Frpl: 1, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

RESIDENTIAL GRID

Table with 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 RMs: 7 BRs: 3 Baths: 2 HB 1

CONDO INFORMATION

Table with condo info: Location: [blank], Total Units: [blank], Floor: 1 - 1ST FLOOR, % Own: [blank], Name: [blank]

REMODELING

Table with remodeling: Exterior: [blank], Interior: [blank], Additions: [blank], Kitchen: [blank], Baths: [blank], Plumbing: [blank], Electric: [blank], Heating: [blank], General: [blank]

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 7 3, Totals 1 7 3

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: [blank], % Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: 3 - HARDWOOD, 50%, Bsmnt Flr: [blank]

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good, 15.0%, Functional: [blank], Economic: [blank], Special: [blank], Override: [blank], Total: 15.1%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 91.00, Size Adj.: 0.92241383, Const Adj.: 0.99474895, Adj \$ / SQ: 83.499, Other Features: 48218, Grade Factor: 1.37, Neighborhood Inf: 1.0000000, LUC Factor: 1.00, Adj Total: 553154, Depreciation: 83526, Depreciated Total: 469627

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: [blank], AvRate: [blank], Ind.Val: 781989.0243, Juris. Factor: [blank], Val/Su Fin: 134.94, Special Features: 0, Val/Su Net: 71.02, Final Total: 469600, Val/Su SzAd: 134.94

SKETCH

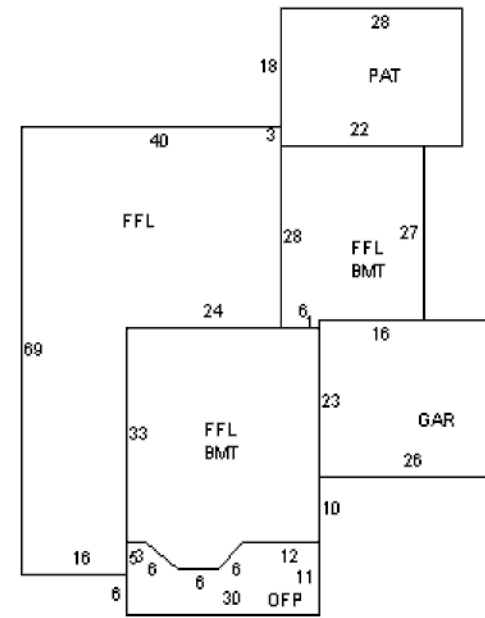


Table with exterior details: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 4 - RADIANT HW, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table with 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

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 3,480 83.500 290,576, BMT BASEMENT 1,632 20.870 34,068, GAR GARAGE 624 36.000 22,464, PAT PATIO 588 7.000 4,116, OFP OPEN PORCH 288 15.000 4,320, Net Sketched Area: 6,612 Total: 355,544, Size Ad 3480 Gross Area 6612 FinArea 3480

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten

IMAGE

AssessPro Patriot Properties, Inc



Table with summary: More: N, Total Yard Items: 11,700, Total Special Features: [blank]

Table with summary: Total: 11,700