



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GURRIE LISA A
Owner 2:	GURRIE MICHAEL P
Owner 3:	
Street 1:	40 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CUMMINGS - LISA ANN
Owner 2:	GURRIE - MICHAEL P
Street 1:	40 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.61 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1961, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

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		0.773		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									23,190						23,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	275,900	5,600	2.610	514,400	795,900	
Total Card		275,900	5,600	2.610	514,400	795,900
Total Parcel		275,900	5,600	2.610	514,400	795,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		336.65	/Parcel: 336.65	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	275,900	5600	2.61	514,400	795,900	795,900	Year End Roll	9/28/2017
2017	101	FV	269,100	5600	2.61	500,000	774,700	774,700	Year End Roll	9/29/2016
2016	101	FV	264,500	5600	2.61	500,000	770,100	770,100	Year End Roll	1/14/2016
2015	101	FV	248,000	5600	2.61	427,200	680,800	680,800	Year End	10/2/2014
2014	101	FV	232,100	5600	2.61	385,600	623,300	623,300	Year End Roll	1/23/2014
2013	101	FV	227,600	5600	2.61	375,200	608,400	608,400	Year End Roll	10/25/2012
2012	101	FV	232,100	5600	2.61	439,200	676,900	676,900	Year End	1/26/2012
2011	101	FV	236,600	5600	2.61	470,400	712,600	712,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CUMMINGS, LISA A	70360-97		12/11/2017	CONVENIENC	99	No	No			
Cummings, Lisa A	61092-555		1/30/2013	FAMILY	100	No	No			
Cummings, Palma	59469-484		7/6/2012	FAMILY	150000	No	No			
CUMMINGS, PALMA	56987-534		6/15/2011	FAMILY	99	No	No			deed for lot 7B on plan 226 of 1961
CUMMINGS WILLIA	56796-285		4/29/2011	FAMILY	100	No	No			
CUMMINGS, WILLI	25963-307		1/11/1996	CONVENIENC	99	No	No			PUT IN A TRUST
	9764-299		2/19/1961		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/27/2014	5875	KITCHEN	50,000	C	12/16/2014			Kitchen and bathro
2/5/2007	3614	ADDITION	160,000	C	6/12/2008			+ bay to gar & + 2

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
6/12/2008	PERMIT VISIT	100	B MORGAN
5/10/2007	MEAS/EXT INS	100	B MORGAN
11/20/2004	M&L EXTERIOR	615	D VELUTTI
12/21/1995	MEAS+INSPCTD	606	J SMITH

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

