



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VO HANHPHUONG
Owner 2:	
Owner 3:	
Street 1:	42 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1202 Type:

PREVIOUS OWNER

Owner 1:	SASISEKHARAN RAM -
Owner 2:	SASISEKHARAN UMA -
Street 1:	42 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

NARRATIVE DESCRIPTION

This Parcel contains .81 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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	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		35282.8		SQUARE FE	PRIME SITE		0	6.14	1.887	R2									408,831						408,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	431,500	2,400	0.810	408,800	842,700	303
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 186.19						/Parcel: 186.19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	431,500	2400	.81	408,800	842,700	842,700	Year End Roll	9/28/2017
2017	101	FV	426,900	2400	.81	396,800	826,100	826,100	Year End Roll	9/29/2016
2016	101	FV	417,700	2400	.81	396,800	816,900	816,900	Year End Roll	1/14/2016
2015	101	FV	413,100	2400	.81	336,300	751,800	751,800	Year End	10/2/2014
2014	101	FV	394,600	2400	.81	301,600	698,600	698,600	Year End Roll	1/23/2014
2013	101	FV	385,400	2400	.93	299,900	687,700	687,700	Year End Roll	10/25/2012
2012	101	FV	418,200	2400	.93	256,800	677,400	677,400	Year End	1/26/2012
2011	101	FV	433,800	2400	.93	260,000	696,200	696,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SASISEKHARAN RA	44085-111		11/12/2004		714000	No	No			
BASILE PATRICK	33178-521		7/2/2001		604250	No	No			
DIMINICO, LOUIS	14970-112		4/14/1983		137000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/3/2015	6100	ROOF	17,000	C				Strip and re-roof
10/24/2007	3796	SHED		C	6/3/2009			install 10x12 shed

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/11/2005	MEAS/EXT INS	600	PA
1/18/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.80998	Total SF/SM:	35282.73	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	408,831	SpI Credit		Total:	408,800
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EXTERIOR INFORMATION

Table with exterior details: Type: 21 - SPLIT LEVEL, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: 16 - STONE VE 25%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with 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: 2, Rating: AVERAGE

COMMENTS

Empty table for comments.

OTHER FEATURES

Table with other features: Kits: 1, Rating: VERY GOOD, A Kits: , Rating: , Frpl: 3, Rating: AVERAGE, WSFlue: , Rating:

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1956, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj:

CONDO INFORMATION

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

RESIDENTIAL GRID

Table with residential grid details: 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: 13, BRs: 5, Baths: 3, HB

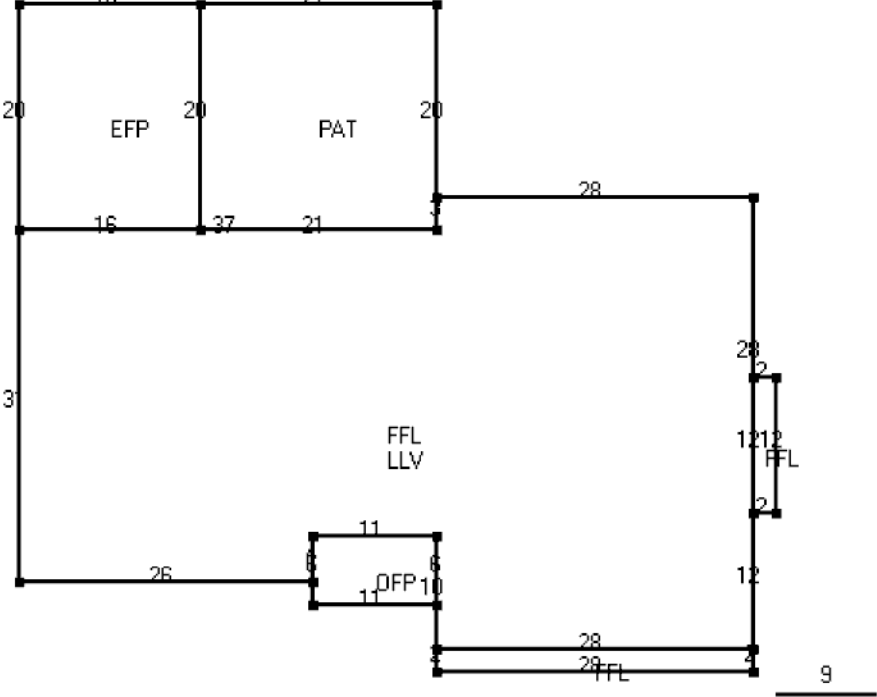
REMODELING

Table for remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table for res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 13, 5

SKETCH



INTERIOR INFORMATION

Table with interior info: 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: 2, 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: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 22.%, Functional: , % , Economic: , % , Special: , % , Override: , % , Total: 22.6%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 75.00, Size Adj.: 1.01052976, Const Adj.: 1.03530002, Adj \$ / SQ: 78.465, Other Features: 83584, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 557507, Depreciation: 125997, Depreciated Total: 431510

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 628475.0507, Juris. Factor, Val/Su Fin: 95.34, Special Features: 0, Val/Su Net: 80.93, Final Total: 431500, Val/Su SzAd: 187.36

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,332, Total: 414,190, Size Ad: 2303, Gross Area, 5332, FinArea, 4526

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

PARCEL ID

111 16 0

Summary row: More: N, Total Yard Items: 2,400, Total Special Features: , Total: 2,400

IMAGE AssessPro Patriot Properties, Inc

