



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: BARKAS MARY ANN
 Owner 2: GREGORY JAY S
 Owner 3: GREGORY PATRICIA L
 Street 1: 46 BYPASS RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-1202 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	485,400		0.950	420,100	905,500
Total Card		485,400	0.950	420,100	905,500
Total Parcel		485,400	0.950	420,100	905,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 203.39		/Parcel: 203.39	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	10/08/13
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PREVIOUS OWNER

Owner 1: BARKAS MARY ANN -
 Owner 2: -
 Street 1: 46 BYPASS RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-1202

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	485,400	0	.95	420,100	905,500	905,500	Year End Roll	9/28/2017
2017	101	FV	476,500	0	.95	407,800	884,300	884,300	Year End Roll	9/29/2016
2016	101	FV	469,600	0	.95	407,800	877,400	877,400	Year End Roll	1/14/2016
2015	101	FV	452,100	0	.95	345,500	797,600	797,600	Year End	10/2/2014
2014	101	FV	468,000	0	.95	309,900	777,900	777,900	Year End Roll	1/23/2014
2013	101	FV	458,700	0	.89	297,600	756,300	756,300	Year End Roll	10/25/2012
2012	101	FV	476,700	0	.89	261,700	738,400	738,400	Year End	1/26/2012
2011	101	FV	491,500	0	.89	264,900	756,400	756,400	Year End	2/10/2011

PRINT

Date	Time
10/02/18	16:11:40

LAST REV

Date	Time
01/30/14	15:18:30

USER DEFINED

Prior Id # 1:	13 18 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1966, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BARKAS MARY ANN	45270-351		5/27/2005	CONVENIENC	99	No	No	
BARKAS MARY ANN	45270-349		5/27/2005	CONVENIENC	99	No	No	
BARKAS MARY ANN	36861-93		10/29/2002	CONVENIENC	1	No	No	
MRAKOVICH, VINC	10915-177		8/1/1965		34000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes
	LIFE ESTATE

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2006	3366	ADDITION	300,000	C	6/29/2006			+great room over g

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2013	MEAS+INSPCTD	25	D ERSKINE
5/10/2007	MEAS+INSPCTD	100	B MORGAN
6/29/2006	MEAS+INSPCTD	50	J NOONE
1/16/1996	MEAS+INSPCTD	606	J SMITH

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		41381.6		SQUARE FE	PRIME SITE		0	6.14	1.653	R2									420,065						420,100	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.94999	Total SF/SM:	41381.56	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	420,065	Spl Credit	Total:	420,100
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EXTERIOR INFORMATION

Table with exterior details: Type: 5 - CAPE, Sty Ht: 1T - 1T, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: %

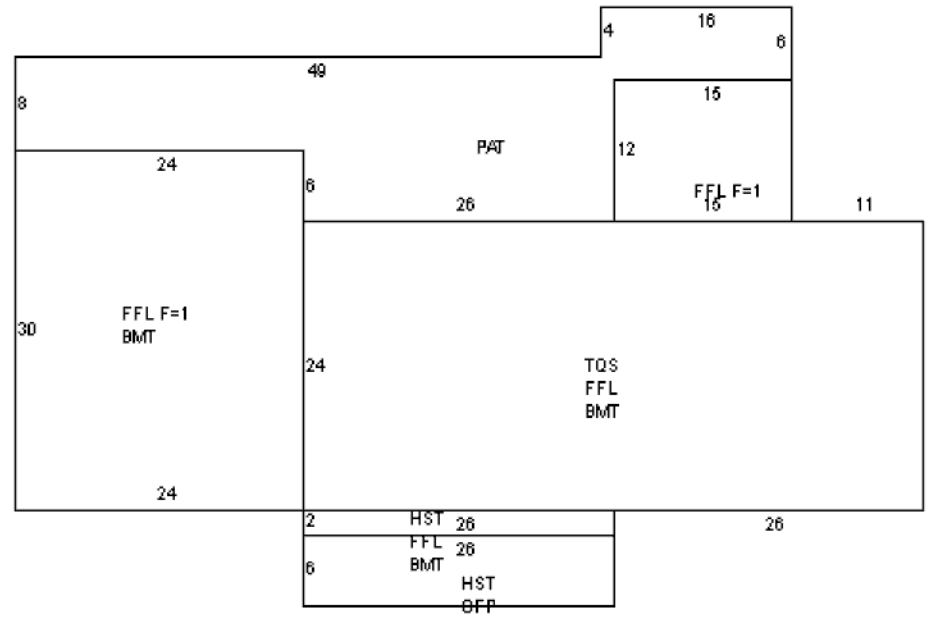
BATH FEATURES

Table with bath details: Full Bath: 4 Rating: GOOD, A Bath: Rating: , 3/4 Bath: Rating: , A 3QBth: Rating: , 1/2 Bath: 1 Rating: AVERAGE, A HBth: Rating: , OthrFix: 1 Rating: AVERAGE

COMMENTS

PDAS LLV- 3 RMS AND FULL BATH GAR BUILT INTO GROUND ORIGINAL BATH AND KITCHEN; In-Law Suite.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1966 Eff Yr Blt: , Alt LUC: Alt %: , Jurisdct: Fact: , Const Mod: , Lump Sum Adj: %

OTHER FEATURES

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

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: %

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: 10 BRs: 3 Baths: 4 HB 1

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 10 3, Totals 1 10 3

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: 6 - CERAMIC T 20%

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 19.%, Functional: % , Economic: % , Special: % , Override: % , Total: 19.6%

Table with more interior details: 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

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 79.00, Size Adj.: 0.93518519, Const Adj.: 1.02399993, Adj \$ / SQ: 75.653, Other Features: 116058, Grade Factor: 1.37, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 603693, Depreciation: 118324, Depreciated Total: 485369

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val 165400.0000, Juris. Factor: Val/Su Fin: 109.03, Special Features: 0 Val/Su Net: 80.02, Final Total: 485400 Val/Su SzAd: 149.81

SUB AREA

Table with sub area: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 2,200 75.650 166,436, BMT BASEMENT 2,020 35.940 72,589, TQS 3/4 STORY 936 75.650 70,811, PAT PATIO 650 7.000 4,550, OFP OPEN PORCH 156 15.000 2,340, HST HALF STORY 104 75.650 7,868, Net Sketched Area: 6,066 Total: 324,594, Size Ad 3240 Gross Area 6482 FinArea 4452

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 FLA 60 A 0

SPEC FEATURES/YARD ITEMS

Large table with columns: 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

Summary row: More: N, Total Yard Items: , Total Special Features: , Total: %

IMAGE

AssessPro Patriot Properties, Inc

