

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARO JAMIE
Owner 2:	HUNTING HEIDI ANN
Owner 3:	
Street 1:	39 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1201 Type:

PREVIOUS OWNER

Owner 1:	BRINEY LESTER S -
Owner 2:	BRINEY WINIFRED S -
Street 1:	39 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1201

NARRATIVE DESCRIPTION

This Parcel contains 1.61 ACRES of land mainly classified as C61 10Y

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
601	C61 10Y		1.61		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									48,300			78			4,395	Unbuildable

Total AC/HA:	1.61000	Total SF/SM:	70131.60	Parcel LUC:	601 C61 10Y	Prime NB Desc:	RES CAT 2	Total:	48,300	Spl Credit:	43,905	Total:	4,395
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
601			1.610	4,395	4,395	305	0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			1.610	4,395	4,395	Entered Lot Size	
Total Parcel			1.610	4,395	4,395	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	601	FV		0	1.61	48,300	48,300	3,494	Year End Roll	9/28/2017
2017	601	FV		0	1.61	48,300	48,300	2,987	Year End Roll	9/29/2016
2016	601	FV		0	1.61	48,300	48,300	2,705	Year End Roll	1/14/2016
2015	601	FV		0	1.61	48,300	48,300	2,705	Year End	10/2/2014
2014	601	FV		0	1.61	48,300	48,300	2,423	Year End Roll	1/23/2014
2013	601	FV		0	1.61	48,300	48,300	2,423	Year End Roll	10/25/2012
2012	601	FV		0	1.61	48,300	48,300	2,415	Year End	1/26/2012
2011	601	FV		0	1.61	48,300	48,300	2,415	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRINEY LESTER S	30406-414		7/9/1999	PARTIAL INTR	1285000	No	No			
MACKINNON, JOHN	25487-299		7/14/1995	PARTIAL INTR	935000	No	No			IN CONCORD + LINCOLN
MACKINNON JOHN	19929-179		7/7/1989	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	13 19 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:	

PRINT

Date	Time
10/02/18	16:11:46

LAST REV

Date	Time
09/24/12	10:06:19

apro 729

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

BATH FEATURES

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

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:		0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.: 1.00000000	
Const Adj.: 8.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.00000000	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

COMMENTS

INCLUDES FORMER PARCEL 13-20 NOW JOINED WITH LAND IN CONCORD 14.3 AC INSUFFICIENT AREA FOR LINCOLN .

RESIDENTIAL GRID

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

REMODELING

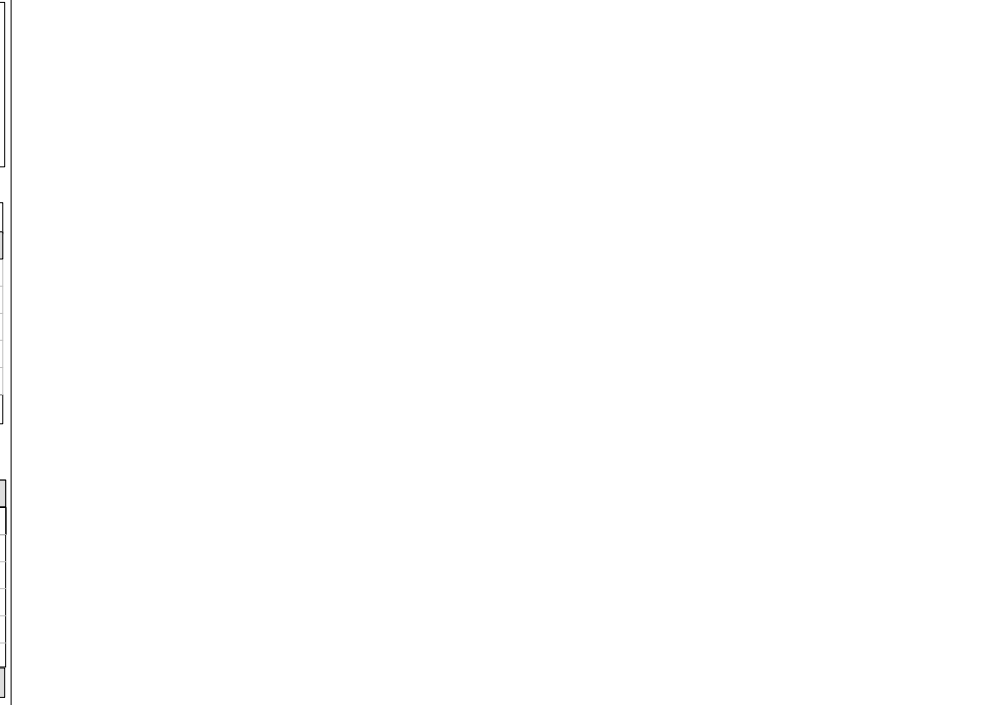
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:		
Special Features: 0		Val/Su Net:		
Final Total: 0		Val/Su SzAd		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:		Total:		
Size Ad	Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

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

PARCEL ID

110 3 0

More: N	Total Yard Items:	Total Special Features:	Total:
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