



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HE BING
Owner 2:	XAN XIAO
Owner 3:	
Street 1:	47 ELDRED STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02420-1420 Type:

PREVIOUS OWNER

Owner 1:	NEW LIFE COMMUNITY CHURCH -
Owner 2:	-
Street 1:	45 WALDEN ST
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 2.33 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		2.33		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									69,900						69,900	

Total AC/HA:	2.33000	Total SF/SM:	101494.80	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 2	Total:	69,900	Spl Credit		Total:	69,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			2.330	69,900	69,900		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			2.330	69,900	69,900	Entered Lot Size	
Total Parcel			2.330	69,900	69,900	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	101	FV		0	2.33	69,900	69,900	69,900	Year End Roll	9/28/2017
2017	101	FV		0	2.33	69,900	69,900	69,900	Year End Roll	9/29/2016
2016	101	FV		0	2.33	69,900	69,900	69,900	Year End Roll	1/14/2016
2015	101	FV		0	2.33	69,900	69,900	69,900	Year End	10/2/2014
2014	906	FV		0	2.33	377,200	377,200	377,200	Year End Roll	1/23/2014
2013	906	FV		0	2.33	366,800	366,800	366,800	Year End Roll	10/25/2012
2012	906	FV		0	2.33	430,800	430,800	430,800	Year End	1/26/2012
2011	906	FV		0	2.33	462,000	462,000	462,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEW LIFE COMMUN	63894-19		7/10/2014	INVOLV CHARI	703000	No	No			
MILDER LARRY I,	27635-111		9/2/1997	INVOLV CHARI	410000	Yes	No			
C T T ASSOCIATE	25367-554		5/26/1995	PARTIAL INTR	245000	Yes	No			MOSTLY IN CONCORD
SMETHURST CHEST	16821-303		2/25/1986		340000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	13 19 1
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	16:11:53

LAST REV

Date	Time
10/02/17	08:38:06

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