



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	POULOS THEODORE
Owner 2:	
Owner 3:	
Street 1:	17 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	Poulos - Sophie
Owner 2:	-
Street 1:	PO Box 283
Twn/City:	Arlington
St/Prov:	MA Cntry
Postal:	02476

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		40075.19922		SQUARE FE	PRIME SITE		0	6.14	1.697	R2									417,659						417,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	119,200	600	0.920	417,700	537,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 430.00						/Parcel: 430.00	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	117,500	600	.92	417,700	535,800	535,800	Year End Roll	9/28/2017
2017	101	FV	116,300	600	.92	405,400	522,300	522,300	Year End Roll	9/29/2016
2016	101	FV	115,200	600	.92	405,400	521,200	521,200	Year End Roll	1/14/2016
2015	101	FV	112,800	600	.92	343,500	456,900	456,900	Year End	10/2/2014
2014	101	FV	108,100	600	.92	308,100	416,800	416,800	Year End Roll	1/23/2014
2013	101	FV	105,700	600	.92	299,300	405,600	405,600	Year End Roll	10/25/2012
2012	101	FV	105,700	600	.92	272,100	378,400	378,400	Year End	1/26/2012
2011	101	FV	124,200	600	.92	220,400	345,200	345,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Poulos ,Sophie	60844-471		12/28/2012	FAMILY		1	No	No		
Poulos TR,Sophi	60844-465		12/28/2012	FAMILY		1	No	No		
Poulos,Charles	60844-460		12/28/2012	FAMILY		1	No	No		
GUNARIS, THEODO	15050-133		6/7/1983		85000		No	No		

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	D VELUTTI
10/31/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

