

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RAZAVITOUSI SHOLEH
Owner 2:	HOSSEINZADEH JAFAR
Owner 3:	
Street 1:	19 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1201 Type:

PREVIOUS OWNER

Owner 1:	MULKEEN MARY ELISABETH -
Owner 2:	-
Street 1:	19 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1201

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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		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	159,000		0.920	417,700	576,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		245.44	/Parcel:	245.44	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	159,000	0	.92	417,700	576,700	576,700	Year End Roll	9/28/2017
2017	101	FV	157,500	0	.92	405,400	562,900	562,900	Year End Roll	9/29/2016
2016	101	FV	156,000	0	.92	405,400	561,400	561,400	Year End Roll	1/14/2016
2015	101	FV	153,000	0	.92	343,500	496,500	496,500	Year End	10/2/2014
2014	101	FV	147,100	0	.92	308,100	455,200	455,200	Year End Roll	1/23/2014
2013	101	FV	144,100	0	.92	299,300	443,400	443,400	Year End Roll	10/25/2012
2012	101	FV	144,100	0	.92	272,100	416,200	416,200	Year End	1/26/2012
2011	101	FV	168,800	0	.92	220,400	389,200	389,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MULKEEN MARY EL	42731-289		5/7/2004		470000	No	No			
GHEITH, DOROTHY	25311-330		4/28/1995	OTHER	198000	No	No			OWNER NEAR BANKRPTCY
GHEITH, MOHAMED	16906-109		4/11/1986	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/13/2004	2916	ROOF		C	3/14/2005			
5/12/1995	708-95	RENOVATI	35,000	C	7/7/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/28/2005	MEAS/EXT INS	600	PA
5/18/1996	MEAS+INSPCTD	606	J SMITH
12/21/1995	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 2	Total:	417,659	SpI Credit:		Total:	417,700
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