

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HERMANN RICHARD C
Owner 2:	HERMANN E WHITNEY
Owner 3:	
Street 1:	25 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CHAN BRYAN C -
Owner 2:	CHAN CASSIDY -
Street 1:	25 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily VINYL 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	Descp	%	Item	Code	Descp
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		40510.80078		SQUARE FE	PRIME SITE		0	6.14	1.682	R2									418,461						418,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	186,900	24,100	0.930	418,500	629,500	2841
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 343.61						/Parcel: 343.61

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	186,900	24100	.93	418,500	629,500	629,500	Year End Roll	9/28/2017
2017	101	FV	185,000	15800	.93	406,200	607,000	607,000	Year End Roll	9/29/2016
2016	101	FV	183,200	15800	.93	406,200	605,200	605,200	Year End Roll	1/14/2016
2015	101	FV	179,600	15800	.93	344,200	539,600	539,600	Year End	10/2/2014
2014	101	FV	172,300	15800	.93	308,700	496,800	496,800	Year End Roll	1/23/2014
2013	101	FV	168,700	15800	.93	299,900	484,400	484,400	Year End Roll	10/25/2012
2012	101	FV	168,700	15800	.93	272,600	457,100	457,100	Year End	1/26/2012
2011	101	FV	174,700	20200	.93	220,800	415,700	415,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHAN BRYAN C,	54097-192		1/4/2010	CHD>SALE	494500	No	No			
BISSON JOSEPH J	45124-33		5/4/2005		520000	No	No			
BISSON JOSEPH J	41102-149		10/3/2003	CONVENIENC		1	No	No		
WILLEMIN JULIAN	33314-1		7/25/2001	FAMILY	330000	No	No		appraised for \$370,000	
WILLEMIN, JULIA	27040-102		2/3/1997	CONVENIENC	100	No	No			
	9153-294		5/1/1958		24000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/10/2016	6458	APARTMEN	150,000	C	1/17/2017			Create an accessor
11/29/2011	4939	GARAGE	4,000	C	1/14/2012			change 2 gar doors
10/27/2010	4590	FENCE		C				erect fence along
7/8/2010	4513	RENO-ADD	100,000	C	9/28/2010			construct family r
10/11/2000	2107	BARN	10,000	C	5/19/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	D VELUTTI
6/7/2002	MEAS+INSPCTD	600	PA
5/19/2001	MEAS/EXT INS	615	D VELUTTI
10/31/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

