

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MALONEY JR BERNARD C
Owner 2:	
Owner 3:	
Street 1:	27 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1201 Type:

PREVIOUS OWNER

Owner 1:	LINSTROM PETER J -
Owner 2:	LINSTROM MAYBELLE L -
Street 1:	27 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1201

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, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 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
101	167,900		0.930	418,500	586,400
Total Card	167,900		0.930	418,500	586,400
Total Parcel	167,900		0.930	418,500	586,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		258.96	/Parcel: 258.96

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/09/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	167,900	0	.93	418,500	586,400	586,400	Year End Roll	9/28/2017
2017	101	FV	166,300	0	.93	406,200	572,500	572,500	Year End Roll	9/29/2016
2016	101	FV	164,700	0	.93	406,200	570,900	570,900	Year End Roll	1/14/2016
2015	101	FV	161,400	0	.93	344,200	505,600	505,600	Year End	10/2/2014
2014	101	FV	154,900	0	.93	308,700	463,600	463,600	Year End Roll	1/23/2014
2013	101	FV	151,600	0	.93	299,900	451,500	451,500	Year End Roll	10/25/2012
2012	101	FV	151,600	0	.93	272,600	424,200	424,200	Year End	1/26/2012
2011	101	FV	156,500	0	.93	220,800	377,300	377,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINSTROM PETER	38861-580		4/18/2003		415000	No	No			well failed. \$35000 install hy
	8818-333		9/1/1956		17000	No	No			

TAX DISTRICT

PAT ACCT.

PRINT	Date	Time
	10/02/18	16:13:04
LAST REV	Date	Time
	06/27/18	12:43:59
apro		
741		

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
1/9/2004	ABATE-INSPEC	600	PA
1/10/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

