



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SELF CRAIG
Owner 2:	
Owner 3:	
Street 1:	31 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1201 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily WOOD 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	8	DRILLD
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		41382		SQUARE FE	PRIME SITE		0	6.35	1.653	R2									434,433						434,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	186,300		0.950	434,400	620,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 274.46						/Parcel: 274.46	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	169,000	0	.95	420,100	589,100	589,100	Create Final value 2019	6/4/2019
2018	101	FV	169,000	0	.95	420,100	589,100	589,100	Year End Roll	9/28/2017
2017	101	FV	167,300	0	.95	407,800	575,100	575,100	Year End Roll	9/29/2016
2016	101	FV	165,500	0	.95	407,800	573,300	573,300	Year End Roll	1/14/2016
2015	101	FV	162,100	0	.95	345,500	507,600	507,600	Year End	10/2/2014
2014	101	FV	155,100	0	.95	309,900	465,000	465,000	Year End Roll	1/23/2014
2013	101	FV	151,700	0	.95	301,000	452,700	452,700	Year End Roll	10/25/2012
2012	101	FV	151,700	0	.95	273,700	425,400	425,400	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NATWIG, DAVID	18727-263		12/1/1987		260000	No	No			

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/2/2004	3027	ROOF		C	3/14/2005			

**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 COMPLETE	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

