



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCLEAN HOSPITAL CORPORATION
Owner 2:	ATTN: DAVID LAGASSE
Owner 3:	
Street 1:	115 MILL STREET
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: Y
Postal:	02178 Type:

PREVIOUS OWNER

Owner 1:	BURNETT - ZACHARY J
Owner 2:	BURNETT - HANNA E
Street 1:	16 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.109 ACRES of land mainly classified as CHARITY with a(n) RANCH Building Built about 1963, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	6.35	1.000	R2									508,000						508,000	2 lots
905	CHARITY		1.27268		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									38,180						38,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	134,100	2,000	3.109	546,200	682,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land: 5.55	
Source: Market Adj Cost		Total Value per SQ unit /Card: 208.05		/Parcel: 208.05		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	905	FV	121,200	2000	3.109	529,400	652,600	652,600	Create Final value 2019	6/4/2019
2018	905	FV	121,200	2000	3.109	529,400	652,600	652,600	Year End Roll	9/28/2017
2017	905	FV	119,900	2000	3.109	515,000	636,900	636,900	Year End Roll	9/29/2016
2016	101	FV	118,600	2000	3.109	515,000	635,600	635,600	Year End Roll	1/14/2016
2015	101	FV	116,000	2000	3.109	442,200	560,200	560,200	Year End	10/2/2014
2014	101	FV	110,800	2000	3.109	400,600	513,400	513,400	Year End Roll	1/23/2014
2013	101	FV	108,200	2000	3.109	390,200	500,400	500,400	Year End Roll	10/25/2012
2012	101	FV	109,700	5800	3.109	454,200	569,700	569,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURNETT,ZACHARY	67354-22		6/1/2016	INVOLV CHARI	1024500	No	No			
BENTON,EVRETT W	62289-65		7/22/2013		635000	No	No			
SARTORI RUTH M,	45058-548		4/27/2005	PARTIAL INTR	1220000	No	No			
SARTORI, LOUIS	25264-195		4/3/1995	CONVENIENC	0	No	No			
	9965-443		1/1/1962		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2016	6622	ROOF	8,100	C				Remove existing ru

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2014	MEAS+INSPCTD	618	G BOURGAULT
12/28/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS/EXT INS	615	
11/20/2004	M&L EXTERIOR	615	
12/21/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 8 - BRICK VENR, Sec Wall: 6 - STUCCO 30%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

GENERAL INFORMATION

Table with general details: Grade: C - AVERAGE, Year Blt: 1963, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: , Bsmnt Gar: 2, Electric: 3 - TYPICAL, Insulation: 1 - NONE, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table with 14 columns: Code, Description, A Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value. Row 1: 2, SHED/FR, D Y, 1, 15X30, A, AV, 1963, 15.00, T, 70, 905, 2,000, 2,000

Summary row: More: N, Total Yard Items: 2,000, Total Special Features: , Total: 2,000

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

CONDO INFORMATION

Table with condo details: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation details: Phys Cond: AV - Average 28.%, Functional: P - XS DPR 40.%, Economic: , Special: , Override: , Total: 57.28%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 85.00, Size Adj.: 1.03169012, Const Adj.: 1.00000799, Adj \$ / SQ: 87.694, Other Features: 47500, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 313926, Depreciation: 179817, Depreciated Total: 134109

COMMENTS

Per MLS re: 2005 sale--sold "as is" with mold. Also sold with Map 13-12 (2.45 additional acres of separately buildable land).. 6/2016 Purchased by McLean Hospital - reclassified as exempt..

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid Desc: Line 1 # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: 10 BRs: 4 Baths: 2 HB 1

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

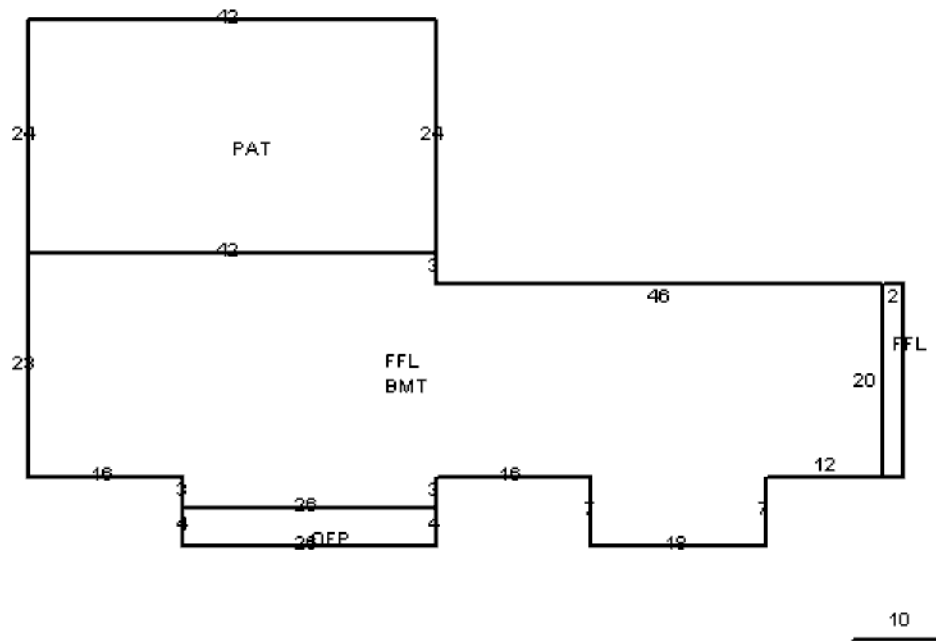
RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, Totals 1 10 4

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 40.88, Special Features: 0, Val/Su Net: 25.15, Final Total: 134100, Val/Su SzAd: 62.96

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Rows: FFL 1ST FLOOR (2,130, 87.690, 186,789), BMT BASEMENT (2,090, 33.980, 71,021), PAT PATIO (1,008, 7.000, 7,056), OFP OPEN PORCH (104, 15.000, 1,560). Totals: Net Sketched Area: 5,332, Total: 266,426. Size Ad: 2130, Gross Area: 5332, FinArea: 3280

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Row: BMT 100 RRM 55 A 0

IMAGE

AssessPro Patriot Properties, Inc

