



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 26 | | BYPASS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------------|
| Owner 1: | MRAKOVICH TR DAVID V |
| Owner 2: | MRAKOVICH TR GERTRUDE A |
| Owner 3: | REVOC TRUS OF DVMRAKOVICH |
| Street 1: | 26 BYPASS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------|
| Owner 1: | MRAKOVICH DAVID V - |
| Owner 2: | MRAKOVICH GERTRUDE A - |
| Street 1: | 26 BYPASS RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1959, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 6.35 | 1.000 | R2 | | | | | | | | | 508,000 | | | | | | 508,000 | |
| 101 | ONE FAM | | 0.363 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R2 | | | | | | | | | 10,890 | | | | | | 10,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 204,000 | 600 | 2.200 | 518,900 | 723,500 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 309.53 | | | | | | /Parcel: 309.53 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 186,600 | 600 | 2.2 | 502,100 | 689,300 | 689,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 186,600 | 600 | 2.2 | 502,100 | 689,300 | 689,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 184,900 | 600 | 2.2 | 487,700 | 673,200 | 673,200 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 183,100 | 600 | 2.2 | 487,700 | 671,400 | 671,400 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 179,700 | 600 | 2.2 | 414,900 | 595,200 | 595,200 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 172,700 | 600 | 2.2 | 373,300 | 546,600 | 546,600 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 169,200 | 5500 | 2.2 | 362,900 | 537,600 | 537,600 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 169,200 | 5500 | 2.2 | 426,900 | 601,600 | 601,600 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| MRAKOVICH DAVID | 54768-476 | | 6/2/2010 | FAMILY | 100 | No | No | | | |
| MCGRATH, JAMES | 11582-454 | | 10/1/1968 | | 45000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|-----------|--------------------|
| 8/27/2013 | 5532 | DEMOLITI | | C | 5/20/2014 | | | demo inground pool |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/20/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 10/27/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/20/2004 | M&L COMPLETE | 615 | |
| 12/21/1995 | MEAS+INSPCTD | 606 | |

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

