



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LI BAIQING
Owner 2:	HAN MEI
Owner 3:	
Street 1:	36 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1202 Type:

PREVIOUS OWNER

Owner 1:	KNOCHOWSKI - ADAM
Owner 2:	KNOCHOWSKI - JEANNETTE
Street 1:	36 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

NARRATIVE DESCRIPTION

This Parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily WOOD SHING Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bd rms.

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 Infru	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		0.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									16,290						16,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	504,900	11,700	2.380	524,300	1,040,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 299.11						/Parcel: 299.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	469,600	11700	2.38	507,500	988,800	988,800	Create Final value 2019	6/4/2019
2018	101	FV	469,600	11700	2.38	507,500	988,800	988,800	Year End Roll	9/28/2017
2017	101	FV	461,300	11700	2.38	493,100	966,100	966,100	Year End Roll	9/29/2016
2016	101	FV	450,500	11700	2.38	493,100	955,300	955,300	Year End Roll	1/14/2016
2015	101	FV	438,200	11700	2.38	420,300	870,200	870,200	Year End	10/2/2014
2014	101	FV	405,500	11700	2.38	378,700	795,900	795,900	Year End Roll	1/23/2014
2013	101	FV	397,300	11700	2.38	368,300	777,300	777,300	Year End Roll	10/25/2012
2012	101	FV	397,300	11700	2.38	432,300	841,300	841,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KNOCHOWSKI,ADAM	69010-104		3/15/2017		1112500	No	No			
COMJEAN ,MARC G	52514-219		4/2/2009	FAMILY		1	No	No		Marc G. Comjean DOD 12.7.12
COMJEAN MARC G,	51762-329		10/6/2008	FAMILY		1	No	No		ESTATE RELEASE OF JUDITH 08-15-2002
	9200-223		8/1/1958			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/20/2017	6857	FINISH B	67,286	C				Finish a portion o
9/17/2009	4270	ADDITION	169,000	C	7/14/2011			construct single s
7/27/2009	4234	RENOVATI	80,000	C	7/28/2010			reno kit & dining;
11/16/2005	3319	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	PERMIT VISIT	622	K Cuoco
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/28/2010	MEAS+INSPCTD	25	D ERSKINE
10/27/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	MEAS+INSPCTD	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

