

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DESANCTIS SUSAN
Owner 2:	
Owner 3:	
Street 1:	11 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1201 Type:

PREVIOUS OWNER

Owner 1:	KALAJIAN MICHAEL H JR -
Owner 2:	KALAJIAN SETA E -
Street 1:	11 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1201

NARRATIVE DESCRIPTION

This Parcel contains 4.397 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1967, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.35	1.000	R2									508,000						508,000	
101	ONE FAM		2.56		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									76,800						76,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	314,900	12,600	4.397	584,800	912,300	z88	0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 236.04						/Parcel: 236.04	10/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	320,600	12600	4.397	568,000	901,200	901,200	Create Final value 2019	6/4/2019
2018	101	FV	320,600	12600	4.397	568,000	901,200	901,200	Year End Roll	9/28/2017
2017	101	FV	306,400	12600	4.397	553,600	872,600	872,600	Year End Roll	9/29/2016
2016	101	FV	300,800	12600	4.397	553,600	867,000	867,000	Year End Roll	1/14/2016
2015	101	FV	289,400	12600	4.397	480,800	782,800	782,800	Year End	10/2/2014
2014	101	FV	283,700	12600	4.397	439,200	735,500	735,500	Year End Roll	1/23/2014
2013	101	FV	278,200	12600	2.847	382,300	673,100	673,100	Year End Roll	10/25/2012
2012	101	FV	278,200	12600	2.847	446,300	737,100	737,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KALAJIAN MICHAEL H JR	29727-484		1/27/1999		546000	No	No			
MOSZKA, ANNA	13847-233		11/29/1979		160000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/10/2006	3496	MANUAL		C				Install a wood bur

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS+INSPCTD	100	
2/17/2000	MEAS+INSPCTD	600	
12/21/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22 - CONV'NTNL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	3	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

COMMENTS

Second kitchen in basement.

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

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	RM	8	BR	4	Bath	3	HB	1				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET 20%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	27.0%
Functional:		%
Economic:		%
Special:		0.0%
Override:		%
Total:		27.6%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

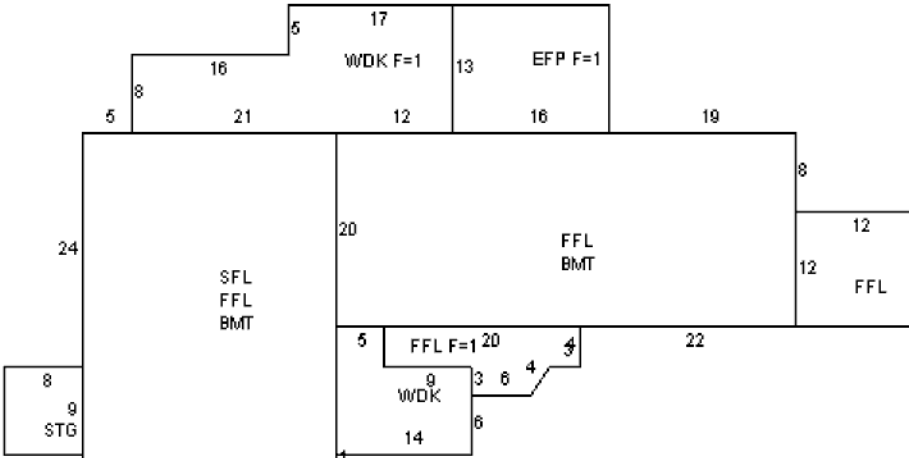
CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	0.95318317
Const Adj.:	1.00584006
Adj \$ / SQ:	83.411
Other Features:	67926
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	434940
Depreciation:	120043
Depreciated Total:	314896

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	788916.0164
Juris. Factor:		Val/Su Fin:	81.47	
Special Features:	0	Val/Su Net:	56.72	
Final Total:	314900	Val/Su SzAd	106.64	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,069	83.410	172,578	
BMT	BASEMENT	1,824	31.280	57,053	
SFL	2ND FLOOR	884	83.410	73,736	
WDK	WOOD DECK	495	17.130	8,479	
EFP	ENCL PORCH	208	36.000	7,488	
STG	STORAGE	72	15.000	1,080	
Net Sketched Area:		5,552	Total:	320,414	
Size Ad	2953	Gross Area	5552	FinArea	3865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50 A		0

SPEC FEATURES/YARD ITEMS

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
4	GARAGE/L	D	Y	1	30x50	A	AV	1979	28.00	M	70	101			12,600			12,600

PARCEL ID 109 20 0

IMAGE



AssessPro Patriot Properties, Inc

More:	N		
Total Yard Items:	12,600	Total Special Features:	

Total:	12,600
--------	--------