



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	THE EDINBURG CENTER INC
Owner 2:	
Owner 3:	
Street 1:	1040 WALTHAM ST
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02421 Type:

**PREVIOUS OWNER**

Owner 1:	BRAY THOMAS P -
Owner 2:	MICU LINDA M -
Street 1:	19 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .95 ACRES of land mainly classified as CHARITY with a(n) RANCH Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	B	CESSPL
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
905	CHARITY		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
905	213,400	700	0.950	434,400	648,500
Total Card		213,400	700	0.950	434,400
Total Parcel		213,400	700	0.950	434,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 259.71		/Parcel: 259.71	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	194,300	700	.95	420,100	615,100	615,100	Create Final value 2019	6/4/2019
2018	905	FV	194,300	700	.95	420,100	615,100	615,100	Year End Roll	9/28/2017
2017	905	FV	192,300	700	.95	407,800	600,800	600,800	Year End Roll	9/29/2016
2016	905	FV	190,400	700	.95	407,800	598,900	598,900	Year End Roll	1/14/2016
2015	905	FV	186,600	700	.95	345,500	532,800	532,800	Year End	10/2/2014
2014	905	FV	178,900	700	.95	309,900	489,500	489,500	Year End Roll	1/23/2014
2013	905	FV	175,100	700	.95	301,000	476,800	476,800	Year End Roll	10/25/2012
2012	905	FV	175,100	700	.95	273,700	449,500	449,500	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAY THOMAS P	50930-465		3/25/2008	INVOLV CHARI	473000	No	No			
BRAY THOMAS P T	50930-463		3/25/2008	FAMILY	100	No	No			
BRAY THOMAS P,	41491-500		11/24/2003	CONVENIENC	100	No	No			
BRAY THOMAS P,	41491-478		11/24/2003	CONVENIENC	100	No	No			
JOHN K. KIMBALL	21936-102		4/13/1992	OTHER	0	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/8/2008	3911	RENOVATI	51,249	C	6/26/2008			convert gar to 2 r
9/15/2004	3036	SHED	500	C	4/30/2005			4/30 50%
12/17/2003	2838	MANUAL	5,000	C	6/12/2004			enclose sides of c

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/24/2009	MEAS+INSPCTD	100	
6/26/2008	PERMIT VISIT	100	
5/23/2008	CERT OF OCC	10	MARK R
6/29/2006	MEAS/EXT INS	50	
3/21/2006	MEAS+INSPCTD	100	
4/30/2005	MEAS+INSPCTD	615	
11/20/2004	M&L EXTERIOR	615	
6/12/2004	MEAS/EXT INS	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

