



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SAMARJIAN TR GREGORY L
Owner 2:	SAMARJIAN TR ANN MARIE
Owner 3:	SAMJARJIAN IRREVOCABLE TRUST
Street 1:	50 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1202 Type:

**PREVIOUS OWNER**

Owner 1:	SAMARJIAN TR - GREGORY L
Owner 2:	SAMARJIAN TR - ANN M
Street 1:	50 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

**NARRATIVE DESCRIPTION**

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		
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	4.75	0.750	R1			LOCATIO	-25					285,000						285,000	TEMP RT 2 ADJUSTM
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									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	260,800	34,200	2.200	295,900	590,900	3253	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 305.53						/Parcel: 305.53	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	247,200	34200	2.2	265,100	546,500	546,500	Create Final value 2019	6/4/2019
2018	101	FV	247,200	33400	2.2	265,100	545,700	545,700	Year End Roll	9/28/2017
2017	101	FV	240,500	33400	2.2	265,100	539,000	539,000	Year End Roll	9/29/2016
2016	101	FV	235,900	33400	2.2	257,900	527,200	527,200	Year End Roll	1/14/2016
2015	101	FV	233,700	33400	2.2	206,900	474,000	474,000	Year End	10/2/2014
2014	101	FV	217,800	33400	2.2	225,900	477,100	477,100	Year End Roll	1/23/2014
2013	101	FV	213,300	33400	2.32	278,500	525,200	525,200	Year End Roll	10/25/2012
2012	101	FV	217,800	33400	2.32	334,500	585,700	585,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAMARJIAN TR,GR	68160-138		10/6/2016	FAMILY		1	No	No		
SAMARJIAN GREGO	56547-465		3/2/2011	FAMILY		1	No	No		
SAMARJIAN GREGO	32531-563		3/21/2001	CONVENIENC		1	No	No		
SAMARJIAN, GREG	27197-161		4/9/1997	CONVENIENC		1	No	No		
SAMARJIAN, G. +	27197-155		4/9/1997	CONVENIENC		1	No	No		
SAMARJIAN, GREG	27015-149		1/27/1997	CONVENIENC		1	No	No		
SAMARJIAN, GREG	27015-138		1/27/1997	CONVENIENC		1	No	No		
SAMARJIAN GREGO	25231-93		3/17/1995	CONVENIENC		0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/29/2003	2737	SHED		C	5/15/2004			
10/16/1996	1071-96	W/S FLUE		C	6/3/1997			
10/21/1993	375	NEW HOME	115,000	C	12/7/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
6/3/1997	MEAS/EXT INS	602	
12/21/1995	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
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

**BATH FEATURES**

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**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	15%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.6%

**CALC SUMMARY**

Basic \$ / SQ:	94.00
Size Adj.:	1.06023788
Const Adj.:	1.01999998
Adj \$ / SQ:	101.656
Other Features:	46500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	309048
Depreciation:	48212
Depreciated Total:	260837

**COMMENTS**

6.7AC PURCHASED-3 LOT SUBDIVISION 9/92

**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	Baths:	2	HB:	1				

**REMODELING**

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

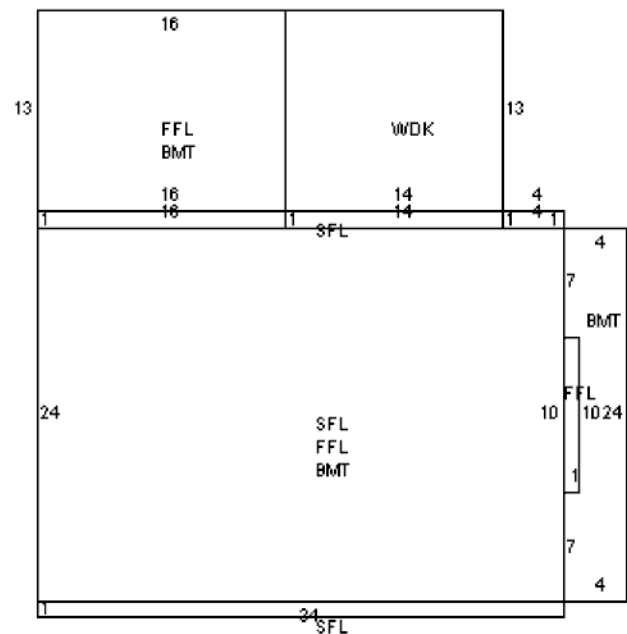
**RES BREAKDOWN**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 640671.7213
Juris. Factor:		Val/Su Fin:	134.85	
Special Features:	0	Val/Su Net:	80.10	
Final Total:	260800	Val/Su SzAd:	134.85	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,126	25.410	28,616
FFL	1ST FLOOR	1,050	101.660	106,738
SFL	2ND FLOOR	884	101.660	89,864
WDK	WOOD DECK	196	21.520	4,218
Net Sketched Area:		3,256	Total:	229,436
Size Ad	1934	Gross Area	3256	FinArea 1934

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

**AssessPro** Patriot Properties, Inc



**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
31	BARN	D	Y	1	31x38	A	AV	1994	35.00	T	22.5	101			32,000			32,000
2	SHED/FR	D	Y	1	16x12	A	AV	2003	15.00	T	25	101			2,200			2,200

More:	N	Total Yard Items:	34,200	Total Special Features:		Total:	34,200
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**PARCEL ID** 111 18 0