



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KANNER STEVEN R		
Owner 2:	KANNER LINDA B		
Owner 3:			
Street 1:	12 BYPASS RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-1202		Type:

**PREVIOUS OWNER**

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

**NARRATIVE DESCRIPTION**

This Parcel contains 2.41 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.573		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									17,190						17,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	714,500	21,400	2.410	517,200	1,253,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 246.33						/Parcel: 246.33	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	697,700	21400	2.41	525,200	1,244,300	1,244,300	Year End Roll	9/26/2019
2019	101	FV	676,900	21400	2.41	508,400	1,206,700	1,206,700	Create Final value 2019	6/4/2019
2018	101	FV	676,900	21400	2.41	508,400	1,206,700	1,206,700	Year End Roll	9/28/2017
2017	101	FV	665,200	21400	2.41	494,000	1,180,600	1,180,600	Year End Roll	9/29/2016
2016	101	FV	649,700	21400	2.41	494,000	1,165,100	1,165,100	Year End Roll	1/14/2016
2015	101	FV	632,300	21400	2.41	421,200	1,074,900	1,074,900	Year End	10/2/2014
2014	101	FV	586,000	21400	2.41	379,600	987,000	987,000	Year End Roll	1/23/2014
2013	101	FV	516,900	21400	2.41	369,200	907,500	907,500	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOLONEY, LAUREN	26289-484		5/3/1996	CHD>SALE	486000	No	No			
CITICORP MORTGA	25839-293		11/22/1995	FORECLOSURE	401999	No	No		OREO	
NADOLSKI, THOMA	25160-121		2/1/1995	FORECLOSURE	425000	No	No			
BOWMAN, WILLIAM	18313-81		6/30/1987		76500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/14/2018	6974	BATH	28,750	C				Remodel a bathroom
5/11/2012	5032	RENOVATI	25,000	C				install sheet meta
5/9/2012	5031	MANUAL		C				install wood burni
1/5/2012	4962	MANUAL	24,500	C				construct fieldsto
11/1/2011	4918	POOL	31,000	C				18x36 inground gun
11/1/2011	4916	RENOVATI	486,000	C	6/25/2013			extend family room
11/14/1996	1086-96	RENO-ADD	200,000	C	6/3/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/31/2020	QUESTIONNAIR	624	W Coelho
6/25/2013	MEAS/EXT INS	25	D ERSKINE
6/18/2012	MEAS+INSPCTD	25	D ERSKINE
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
6/3/1997	MEAS+INSPCTD	602	
12/21/1995	MEAS/EXT INS	606	
7/7/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

