



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCLEAN HOSPITAL CORPORATION
Owner 2:	ATTN: DAVID LAGASSE
Owner 3:	
Street 1:	115 MILL STREET
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: Y
Postal:	02178 Type:

**PREVIOUS OWNER**

Owner 1:	BURNETT - ZACHARY J
Owner 2:	BURNETT - HANNA E
Street 1:	16 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 3.109 ACRES of land mainly classified as CHARITY with a(n) RANCH Building Built about 1963, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 1 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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	6.25	1.000	R2									500,000						500,000	2 lots
905	CHARITY		1.27268		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									38,180						38,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	132,000	2,000	3.109	538,200	672,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land: 5.55	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 204.97						/Parcel: 204.97	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	905	FV	134,100	2000	3.109	546,200	682,300	682,300	Year End Roll	9/26/2019
2019	905	FV	121,200	2000	3.109	529,400	652,600	652,600	Create Final value 2019	6/4/2019
2018	905	FV	121,200	2000	3.109	529,400	652,600	652,600	Year End Roll	9/28/2017
2017	905	FV	119,900	2000	3.109	515,000	636,900	636,900	Year End Roll	9/29/2016
2016	101	FV	118,600	2000	3.109	515,000	635,600	635,600	Year End Roll	1/14/2016
2015	101	FV	116,000	2000	3.109	442,200	560,200	560,200	Year End	10/2/2014
2014	101	FV	110,800	2000	3.109	400,600	513,400	513,400	Year End Roll	1/23/2014
2013	101	FV	108,200	2000	3.109	390,200	500,400	500,400	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURNETT,ZACHARY	67354-22		6/1/2016	INVOLV CHARI	1024500	No	No			
BENTON,EVRETT W	62289-65		7/22/2013		635000	No	No			
SARTORI RUTH M,	45058-548		4/27/2005	PARTIAL INTR	1220000	No	No			
SARTORI, LOUIS	25264-195		4/3/1995	CONVENIENC	0	No	No			
	9965-443		1/1/1962		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/13/2019	R-19-0075	KITCHEN	83,000	C				Relocate kitchen t
11/14/2016	6622	ROOF	8,100	C				Remove existing ru

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/31/2014	MEAS+INSPCTD	618	G BOURGAULT
12/28/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS/EXT INS	615	
11/20/2004	M&L EXTERIOR	615	
12/21/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

