

Town Of Lincoln



Patriot Properties Inc.

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	6.25	1.000	R2									500,000						500,000	
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
101	337,500	12,600	4.397	576,800	926,900	z88
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 239.82						/Parcel: 239.82

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	10/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,900	12600	4.397	584,800	912,300	912,300	Year End Roll	9/26/2019
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

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

