

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	POULOS THEODORE
Owner 2:	
Owner 3:	
Street 1:	17 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Poulos - Sophie
Owner 2:	-
Street 1:	PO Box 283
Twn/City:	Arlington
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075.19922		SQUARE FE	PRIME SITE		0	6.25	1.697	R2									425,141						425,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	132,200	600	0.920	425,100	557,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 446.32						/Parcel: 446.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	131,000	600	.92	431,900	563,500	563,500	Year End Roll	9/26/2019
2019	101	FV	119,200	600	.92	417,700	537,500	537,500	Create Final value 2019	6/4/2019
2018	101	FV	117,500	600	.92	417,700	535,800	535,800	Year End Roll	9/28/2017
2017	101	FV	116,300	600	.92	405,400	522,300	522,300	Year End Roll	9/29/2016
2016	101	FV	115,200	600	.92	405,400	521,200	521,200	Year End Roll	1/14/2016
2015	101	FV	112,800	600	.92	343,500	456,900	456,900	Year End	10/2/2014
2014	101	FV	108,100	600	.92	308,100	416,800	416,800	Year End Roll	1/23/2014
2013	101	FV	105,700	600	.92	299,300	405,600	405,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Poulos ,Sophie	60844-471		12/28/2012	FAMILY		1	No	No		
Poulos TR,Sophi	60844-465		12/28/2012	FAMILY		1	No	No		
Poulos,Charles	60844-460		12/28/2012	FAMILY		1	No	No		
GUNARIS, THEODO	15050-133		6/7/1983		85000		No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

