



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: CONLEE CAROLYN  
 Owner 2: FONG-MURDOCK BRIAN  
 Owner 3:  
 Street 1: 21 BYPASS ROAD  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	150,100	2,000	1.000	431,700	583,800	
Total Card		150,100	2,000	1.000	431,700	583,800
Total Parcel		150,100	2,000	1.000	431,700	583,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 433.09		/Parcel: 433.09		

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	10/26/09

**PREVIOUS OWNER**

Owner 1: DRAKE TR - MARTHA A  
 Owner 2: -  
 Street 1: 60 PLEASANT ST APT 106  
 Twn/City: ARLINGTON  
 St/Prov: MA Cntry  
 Postal: 02476 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	140,700	2000	1.	438,600	581,300	581,300	Year End Roll	9/26/2019
2019	101	FV	127,800	2000	1.	424,100	553,900	553,900	Create Final value 2019	6/4/2019
2018	101	FV	104,100	2000	1.	424,100	530,200	530,200	Year End Roll	9/28/2017
2017	101	FV	102,900	2000	1.	411,600	516,500	516,500	Year End Roll	9/29/2016
2016	101	FV	101,800	2000	1.	411,600	515,400	515,400	Year End Roll	1/14/2016
2015	101	FV	99,500	2000	1.	348,800	450,300	450,300	Year End	10/2/2014
2014	101	FV	94,900	2000	1.	312,900	409,800	409,800	Year End Roll	1/23/2014
2013	101	FV	92,600	2000	.92	299,300	393,900	393,900	Year End Roll	10/25/2012

Parcel ID 11090

**PRINT**

Date	Time
10/22/20	15:40:09

**LAST REV**

Date	Time
08/31/20	12:59:16

**USER DEFINED**

Prior Id # 1:	13 7 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DRAKE TR,MARTHA	68574-260		12/12/2016	DIVORCE/ESTA	390000	No	No			
DRAKE TR,JACK P	55635-338		10/21/2010	DIVORCE/ESTA	0	No	No			
DRAKE JACK P,	54974-189		7/12/2010	FAMILY	0	No	No			
DRAKE GEORGIA	28076-230		1/14/1998	CONVENIENC	1	No	No		GEORGIA D HAS LIFE ESTATE	
EST. BERTHA GAR	8286-150		1/19/1954	FAMILY	0	No	No			

**PAT ACCT.**

apro	739
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
1/10/2019	7297	BATH	5,000	C				Convert closet to
2/28/2017	6672	RENOVATI	100,000	C	1/30/2018			Interior renovatio
11/19/2012	5241	ROOF	10,000	C				repair damaged roo

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/31/2020	QUESTIONNAIR	624	W Coelho
1/30/2018	CnfmdbldgDpt	618	G BOURGAULT
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

**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		43559.999		SQUARE FE	PRIME SITE		0	6.25	1.586	R2									431,675						431,700	

Total AC/HA: 1.00000	Total SF/SM: 43560.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 431,675	Spl Credit	Total: 431,700
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