



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	7.25	1.000	R2									580,000						580,000	
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	802,200	21,400	2.410	597,200	1,420,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 279.30						/Parcel: 279.30	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	714,500	21400	2.41	517,200	1,253,100	1,253,100	Year End Roll	10/15/2020
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

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	486,000	No	No			
CITICORP MORTGA	25839-293		11/22/1995	FORECLOSURE	401,999	No	No		OREO	
NADOLSKI, THOMA	25160-121		2/1/1995	FORECLOSURE	425,000	No	No			
BOWMAN, WILLIAM	18313-81		6/30/1987		76,500	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+INSPECTD	25	D ERSKINE
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
6/3/1997	MEAS+INSPECTD	602	
12/21/1995	MEAS/EXT INS	606	
7/7/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

