



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LIU YU
Owner 2:	ZOU LUJIA
Owner 3:	
Street 1:	22 BYPASS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.45 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2015, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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		80000		SQUARE FE	PRIME SITE		0	7.25	1.000	R2									580,000						580,000	
101	ONE FAM		0.61341		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									18,402						18,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,521,800		2.450	598,400	2,120,200
Total Card	1,521,800		2.450	598,400	2,120,200
Total Parcel	1,521,800		2.450	598,400	2,120,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		338.10	/Parcel: 338.10

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
11/05/15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	905	FV	1,498,700	0	2.45	518,400	2,017,100	2,017,100	Year End Roll	10/15/2020
2020	905	FV	1,557,100	0	2.45	526,400	2,083,500	2,083,500	Year End Roll	9/26/2019
2019	905	FV	1,512,800	0	2.45	509,600	2,022,400	2,022,400	Create Final value 2019	6/4/2019
2018	905	FV	1,512,800	0	2.45	509,600	2,022,400	2,022,400	Year End Roll	9/28/2017
2017	905	FV	1,342,100	0	2.45	495,200	1,837,300	1,837,300	Year End Roll	9/29/2016
2016	101	FV	1,315,600	0	2.45	495,200	1,810,800	1,810,800	Year End Roll	1/14/2016
2015	130	FV		0	2.45	422,400	422,400	422,400	Year End	10/2/2014
2014	130	FV		0	2.45	380,800	380,800	380,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCLEAN HOSPITAL	78626-318		9/3/2021	INVOLV CHARI	2,178,000	No	No			
BURNETT REMODEL	67354-55		6/1/2016	INVOLV CHARI	1,700,000	No	No			
WHITE, BRANDON	63801-560		6/24/2014	PVT SALE		1	No	No		
BENTON, EVRETT W	62288-568		7/22/2013		500,000	No	No			
SARTORI RUTH M,	45058-548		4/27/2005	PARTIAL INTR	1,220,000	Yes	No			
SARTORI, LOUIS	25264-193		4/3/1995	CONVENIENC		Yes	No			
HINDS EDWARD H	12148-48		1/19/1972		19,500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/18/2014	5977	MANUAL	20,000	C				Sheet metal work f
6/4/2014	5771	NEW HOME	485,000	C	6/5/2015			Single family home
6/4/2014	5770	DEMOLITI	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2015	MEAS+INSPCTD	618	G BOURGAULT
6/5/2015	PERMIT VISIT	619	DH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

