



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GURRIE LISA A
Owner 2:	GURRIE MICHAEL P
Owner 3:	
Street 1:	40 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CUMMINGS - LISA ANN
Owner 2:	GURRIE - MICHAEL P
Street 1:	40 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.61 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1961, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		0.773		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									23,190						23,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	304,300	5,600	2.610	603,200	913,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 386.22						/Parcel: 386.22	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	291,700	5600	2.61	523,200	820,500	820,500	Year End Roll	10/15/2020
2020	101	FV	289,500	5600	2.61	531,200	826,300	826,300	Year End Roll	9/26/2019
2019	101	FV	275,900	5600	2.61	514,400	795,900	795,900	Create Final value 2019	6/4/2019
2018	101	FV	275,900	5600	2.61	514,400	795,900	795,900	Year End Roll	9/28/2017
2017	101	FV	269,100	5600	2.61	500,000	774,700	774,700	Year End Roll	9/29/2016
2016	101	FV	264,500	5600	2.61	500,000	770,100	770,100	Year End Roll	1/14/2016
2015	101	FV	248,000	5600	2.61	427,200	680,800	680,800	Year End	10/2/2014
2014	101	FV	232,100	5600	2.61	385,600	623,300	623,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CUMMINGS,LISA A	70360-97		12/11/2017	CONVENIENC	99	No	No			
Cummings,Lisa A	61092-555		1/30/2013	FAMILY	100	No	No			
Cummings,Palma	59469-484		7/6/2012	FAMILY	150,000	No	No			
CUMMINGS,PALMA	56987-534		6/15/2011	FAMILY	99	No	No			deed for lot 7B on plan 226 of 1961
CUMMINGS WILLIA	56796-285		4/29/2011	FAMILY	100	No	No			
CUMMINGS, WILLI	25963-307		1/11/1996	CONVENIENC	99	No	No			PUT IN A TRUST
	9764-299		2/19/1961			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/27/2014	5875	KITCHEN	50,000	C	12/16/2014			Kitchen and bathro
2/5/2007	3614	ADDITION	160,000	C	6/12/2008			+ bay to gar & + 2

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
6/12/2008	PERMIT VISIT	100	
5/10/2007	MEAS/EXT INS	100	
11/20/2004	M&L EXTERIOR	615	
12/21/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1961 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	POOL I-G	D	Y	1	16X32	A	AV	1980	22.00	T	60	101			4,500			4,500
2	SHED/FR	D	Y	1	10X12	A	AV	1961	15.00	T	70	101			500			500
2	SHED/FR	D	Y	1	8X12	A	AV	1980	15.00	T	60	101			600			600

More: N	Total Yard Items: 5,600	Total Special Features: 0	Total: 5,600
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BATH FEATURES

Full Bath:	1	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	21.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21.2%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	1.02881038
Const Adj.:	1.00979996
Adj \$ / SQ:	107.006
Other Features:	54077
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	386182
Depreciation:	81871
Depreciated Total:	304311

COMMENTS

ALSO 13-17.01 (.41ac)BK 25963-306;GRANT OF RESTRICT. BK48645 PG55. LISA A GURRIE, F/K/A LISA ANN CUMMINGS DEED DATED 12/11/17 BK 70360 PG 97.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	s: 6	BR	s: 3	Bath	s: 1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

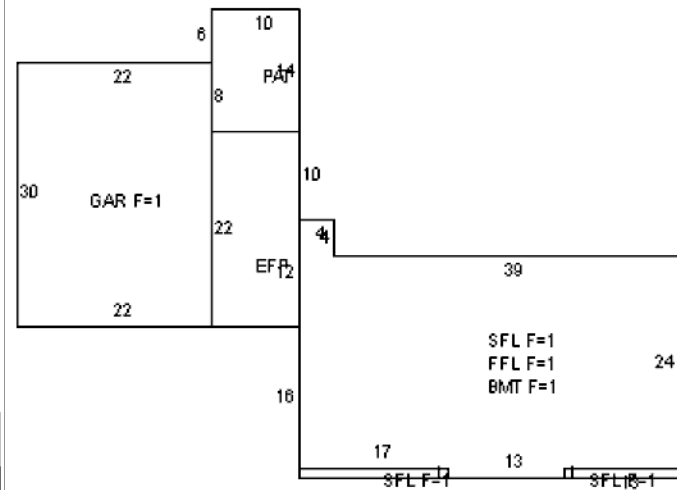
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			Ind.Val	636501.0080
Juris. Factor:			Before Depr:	117.71
Special Features:	0		Val/Su Net:	71.89
Final Total:	304300		Val/Su SzAd	141.40

SKETCH



Sum Area By Label :
 SFL = 1091
 GAR = 660
 FFL = 1061
 BMT = 1061
 EFP = 220
 PAT = 140

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,091	107.010	116,743	
BMT	BASEMENT	1,061	32.100	34,060	
FFL	1ST FLOOR	1,061	107.010	113,533	
GAR	GARAGE	660	36.000	23,760	
EFP	ENCL PORCH	220	36.000	7,920	
PAT	PATIO	140	7.000	980	
Net Sketched Area:		4,233	Total:	296,996	
Size Ad	2152	Gross Area	4233	FinArea	2364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	0

IMAGE



PARCEL ID

111 15 0