



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VO HANHPHUONG
Owner 2:	
Owner 3:	
Street 1:	42 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1202 Type:

PREVIOUS OWNER

Owner 1:	SASISEKHARAN RAM -
Owner 2:	SASISEKHARAN UMA -
Street 1:	42 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

NARRATIVE DESCRIPTION

This Parcel contains .81 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		35282.8		SQUARE FE	PRIME SITE		0	7.25	1.887	R2									482,740						482,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	491,700	2,400	0.810	482,700	976,800
Total Card 491,700 2,400 0.810 482,700 976,800					
Total Parcel 491,700 2,400 0.810 482,700 976,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 215.82		/Parcel: 215.82	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/09/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	431,500	2400	.81	416,200	850,100	850,100	Year End Roll	10/15/2020
2020	101	FV	445,300	2400	.81	422,800	870,500	870,500	Year End Roll	9/26/2019
2019	101	FV	431,500	2400	.81	408,800	842,700	842,700	Create Final value 2019	6/4/2019
2018	101	FV	431,500	2400	.81	408,800	842,700	842,700	Year End Roll	9/28/2017
2017	101	FV	426,900	2400	.81	396,800	826,100	826,100	Year End Roll	9/29/2016
2016	101	FV	417,700	2400	.81	396,800	816,900	816,900	Year End Roll	1/14/2016
2015	101	FV	413,100	2400	.81	336,300	751,800	751,800	Year End	10/2/2014
2014	101	FV	394,600	2400	.81	301,600	698,600	698,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SASISEKHARAN RA	44085-111		11/12/2004		714,000	No	No			
BASILE PATRICK	33178-521		7/2/2001		604,250	No	No			
DIMINICO, LOUIS	14970-112		4/14/1983		137,000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/3/2015	6100	ROOF	17,000	C				Strip and re-roof
10/24/2007	3796	SHED		C	6/3/2009			install 10x12 shed

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/11/2005	MEAS/EXT INS	600	
1/18/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

