



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
46		BYPASS RD, LINCOLN
<b>OWNERSHIP</b>		
Unit #:		
Owner 1: BARKAS MARY ANN		
Owner 2: GREGORY JAY S		
Owner 3: GREGORY PATRICIA L		
Street 1: 46 BYPASS RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1202	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	626,200		0.950	496,000	1,122,200
<b>Total Card</b> 626,200 0.950 496,000 1,122,200					
<b>Total Parcel</b> 626,200 0.950 496,000 1,122,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 252.07		/Parcel: 252.07	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	
10/08/13	

**PREVIOUS OWNER**

Owner 1: BARKAS MARY ANN -		
Owner 2: -		
Street 1: 46 BYPASS RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1202	Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	568,400	0	.95	427,600	996,000	996,000	Year End Roll	10/15/2020
2020	101	FV	509,600	0	.95	434,400	944,000	944,000	Year End Roll	9/26/2019
2019	101	FV	485,400	0	.95	420,100	905,500	905,500	Create Final value 2019	6/4/2019
2018	101	FV	485,400	0	.95	420,100	905,500	905,500	Year End Roll	9/28/2017
2017	101	FV	476,500	0	.95	407,800	884,300	884,300	Year End Roll	9/29/2016
2016	101	FV	469,600	0	.95	407,800	877,400	877,400	Year End Roll	1/14/2016
2015	101	FV	452,100	0	.95	345,500	797,600	797,600	Year End	10/2/2014
2014	101	FV	468,000	0	.95	309,900	777,900	777,900	Year End Roll	1/23/2014

Parcel ID 111 17 0

**PRINT**

Date	Time
09/30/21	17:57:19

**LAST REV**

Date	Time
01/30/14	15:18:30

brennanp  
728

**USER DEFINED**

Prior Id # 1:	13 18 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 .95 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1966, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARKAS MARY ANN	45270-351		5/27/2005	CONVENIENC	99	No	No			LIFE ESTATE
BARKAS MARY ANN	45270-349		5/27/2005	CONVENIENC	99	No	No			
BARKAS MARY ANN	36861-93		10/29/2002	CONVENIENC	1	No	No			
MRAKOVICH, VINC	10915-177		8/1/1965		34,000	No	No			

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
2/28/2006	3366	ADDITION	300,000	C	6/29/2006			+great room over g

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/8/2013	MEAS+INSPCTD	25	D ERSKINE
5/10/2007	MEAS+INSPCTD	100	
6/29/2006	MEAS+INSPCTD	50	
1/16/1996	MEAS+INSPCTD	606	

**PROPERTY FACTORS**

Item	Code	Descr	%	Item	Code	Descr
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		41381.6		SQUARE FE	PRIME SITE		0	7.25	1.653	R2									496,005						496,000	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	0.94999	Total SF/SM:	41381.56	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	496,005	Spl Credit	Total:	496,000
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