



PROPERTY LOCATION

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

OWNERSHIP Unit #: _____

Owner 1: HE BING
 Owner 2: XAN XIAO
 Owner 3: _____
 Street 1: 47 ELDRED STREET
 Street 2: _____
 Twn/City: LEXINGTON
 St/Prov: MA Cntry: _____ Own Occ: N
 Postal: 02420-1420 Type: _____

PREVIOUS OWNER

Owner 1: NEW LIFE COMMUNITY CHURCH -
 Owner 2: -
 Street 1: 45 WALDEN ST
 Twn/City: CONCORD
 St/Prov: MA Cntry: _____
 Postal: 01742

NARRATIVE DESCRIPTION

This Parcel contains 2.33 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		2.33		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									69,900						69,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			2.330	69,900	69,900		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			2.330	69,900	69,900	Entered Lot Size	
Total Parcel			2.330	69,900	69,900	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	132	FV		0	2.33	69,900	69,900	69,900	Year End Roll	10/15/2020
2020	132	FV		0	2.33	69,900	69,900	69,900	Year End Roll	9/26/2019
2019	132	FV		0	2.33	69,900	69,900	69,900	Create Final value 2019	6/4/2019
2018	101	FV		0	2.33	69,900	69,900	69,900	Year End Roll	9/28/2017
2017	101	FV		0	2.33	69,900	69,900	69,900	Year End Roll	9/29/2016
2016	101	FV		0	2.33	69,900	69,900	69,900	Year End Roll	1/14/2016
2015	101	FV		0	2.33	69,900	69,900	69,900	Year End	10/2/2014
2014	906	FV		0	2.33	377,200	377,200	377,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEW LIFE COMMUN	63894-19		7/10/2014	INVOLV CHARI	703,000	No	No			
MILDER LARRY I,	27635-111		9/2/1997	INVOLV CHARI	410,000	Yes	No			
C T T ASSOCIATE	25367-554		5/26/1995	PARTIAL INTR	245,000	Yes	No			MOSTLY IN CONCORD
SMETHURST CHEST	16821-303		2/25/1986		340,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

GENERAL INFORMATION

Type:
Sty Ht:
(Liv) Units: Total:
Foundation:
Frame:
Prime Wall:
Sec Wall: %
Roof Struct:
Roof Cover:
Color:
View / Desir:

GENERAL INFORMATION

Grade:
Year Blt: Eff Yr Blt:
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

BATH FEATURES

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

OTHER FEATURES

Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

CONDO INFORMATION

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

COMMENTS

JOINED W/PARCEL 2 CONCORD TOTAL AREA 13.68 AC. SEPTIC SYSTEM IN LINCOLNHOUSE IN CONCORD. 8/2014 RECLASSIFIED 101-SINGLE FAMILY UPON PURCHASE BY PRIVATE PARTY - HOUSE AND PRIME SITE VALUED BY TOWN OF CONCORD. 10/02/2017 C

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes rows for Other, Upper, Lvl 2, Lvl 1, Lower, and Totals.

REMODELING

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

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Includes Totals row.

SKETCH

INTERIOR INFORMATION

Avg Ht/FL:
Prim Int Wal:
Sec Int Wall: %
Partition:
Prim Floors:
Sec Floors: %
Bsmnt Flr:
Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:
Heat Sys:
% Heated: % AC:
Solar HW: Central Vac:
% Com Wal: % Sprinkled:

DEPRECIATION

Phys Cond: 0.0%
Functional: %
Economic: %
Special: 0.0%
Override: %
Total: 0%

CALC SUMMARY

Basic \$ / SQ:
Size Adj.: 1.00000000
Const Adj.: 8.00000000
Adj \$ / SQ:
Other Features: 0
Grade Factor:
Neighborhood Inf: 1.00000000
LUC Factor: 1.00
Adj Total: 0
Depreciation: 0
Depreciated Total: 0

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, and Val/Su SzAd.

SPEC FEATURES/YARD ITEMS

Table with columns: 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. Row 1: MN SEPTIC D Y 11 A AV 1996 1.00 M 0 132.

IMAGE

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Size Ad, Gross Area, FinArea, Total:.

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.