



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 17 | | BYPASS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | POULOS THEODORE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 17 BYPASS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------|
| Owner 1: | Poulos - Sophie |
| Owner 2: | - |
| Street 1: | PO Box 283 |
| Twn/City: | Arlington |
| St/Prov: | MA Cntry |
| Postal: | 02476 |

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 40075.19922 | | SQUARE FE | PRIME SITE | | 0 | 7.25 | 1.697 | R2 | | | | | | | | | 493,164 | | | | | | 493,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 144,000 | 600 | 0.920 | 493,200 | 637,800 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 510.24 | | | | | | /Parcel: 510.24 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 101 | FV | 132,200 | 600 | .92 | 425,100 | 557,900 | 557,900 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 131,000 | 600 | .92 | 431,900 | 563,500 | 563,500 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 119,200 | 600 | .92 | 417,700 | 537,500 | 537,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 117,500 | 600 | .92 | 417,700 | 535,800 | 535,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 116,300 | 600 | .92 | 405,400 | 522,300 | 522,300 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 115,200 | 600 | .92 | 405,400 | 521,200 | 521,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 112,800 | 600 | .92 | 343,500 | 456,900 | 456,900 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 108,100 | 600 | .92 | 308,100 | 416,800 | 416,800 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| Poulos ,Sophie | 60844-471 | | 12/28/2012 | FAMILY | | 1 | No | No | | |
| Poulos TR,Sophi | 60844-465 | | 12/28/2012 | FAMILY | | 1 | No | No | | |
| Poulos,Charles | 60844-460 | | 12/28/2012 | FAMILY | | 1 | No | No | | |
| GUNARIS, THEODO | 15050-133 | | 6/7/1983 | | 85,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/9/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 10/26/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/20/2004 | M&L EXTERIOR | 615 | |
| 10/31/1995 | MEAS+INSPCTD | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | |
|---------------|---------------|
| Type: | 19 - RANCH |
| Sty Ht: | 1 - 1 |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - CONCRETE |
| Frame: | 1 - WOOD |
| Prime Wall: | 2 - CLAPBOARD |
| Sec Wall: | % |
| Roof Struct: | 2 - HIP |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

GENERAL INFORMATION

| | |
|---------------|------------------|
| Grade: | C- - AVG. (-) |
| Year Blt: | 1958 Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdct: | 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: | 4 - CARPET |
| 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: 0 |
| Solar HW: | NO Central Vac: NO |
| % Com Wal: | 0 % Sprinkled 0 |

| | | |
|-------------|--------------|-------|
| Phys Cond: | AV - Average | 30.0% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 30.2% |

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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 2 | SHED/FR | D | Y | 1 | 80 | A | AV | 1992 | 15.00 | T | 50 | 101 | | | 600 | | | 600 |

BATH FEATURES

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

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | AVERAGE |
| WSFlue: | 1 | Rating: | AVERAGE |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | |
| Name: | |

DEPRECIATION

| | |
|--------------------|------------|
| Basic \$ / SQ: | 96.00 |
| Size Adj.: | 1.23000002 |
| Const Adj.: | 1.00000000 |
| Adj \$ / SQ: | 118.080 |
| Other Features: | 30000 |
| Grade Factor: | 0.88 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 206298 |
| Depreciation: | 62302 |
| Depreciated Total: | 143996 |

CALC SUMMARY

| | | | | |
|-------------------|-----------|--------------|---------|-------------|
| Rate | Parcel ID | Typ | Date | Sale Price |
| WtAv\$/SQ: | | AvRate: | Ind.Val | 408050.5836 |
| Juris. Factor: | | Before Depr: | | 103.91 |
| Special Features: | 0 | Val/Su Net: | | 45.17 |
| Final Total: | 144000 | Val/Su SzAd | | 115.20 |

PARCEL ID

| |
|----------|
| 109 18 0 |
|----------|

COMMENTS

| |
|--|
| |
|--|

RESIDENTIAL GRID

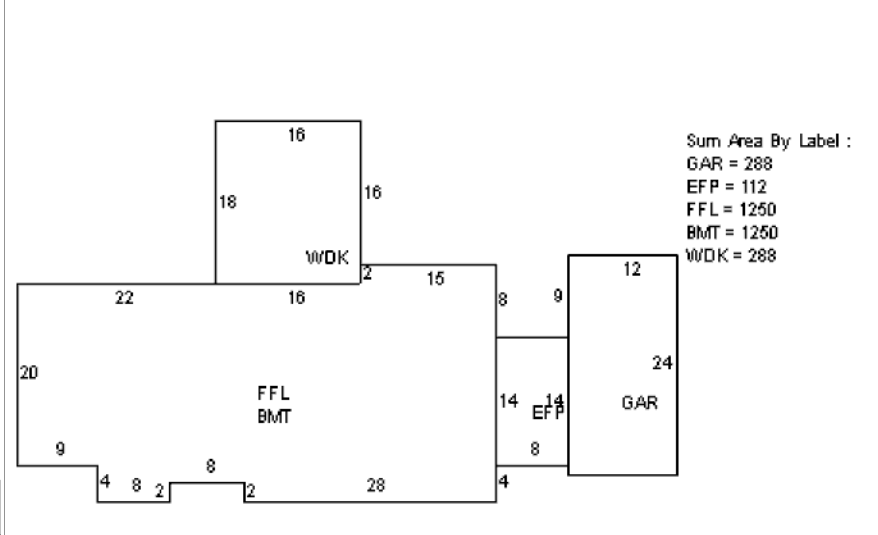
| | | | | | | | | | | | | |
|--------------|-------|--------|---------|---|------|----|----|----|----|----|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units | 1 | | | | | | | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RM | 5 | BR | 2 | Bath | 1 | HB | | | | | |

REMODELING

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

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

SKETCH**SUB AREA**

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| BMT | BASEMENT | 1,250 | 29.520 | 36,900 | |
| FFL | 1ST FLOOR | 1,250 | 118.080 | 147,600 | |
| GAR | GARAGE | 288 | 36.000 | 10,368 | |
| WDK | WOOD DECK | 288 | 19.200 | 5,529 | |
| EFP | ENCL PORCH | 112 | 36.000 | 4,032 | |
| Net Sketched Area: | | 3,188 | Total: | 204,429 | |
| Size Ad | 1250 | Gross Area | 3188 | FinArea | 1250 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

IMAGE*AssessPro* Patriot Properties, Inc