



**PROPERTY LOCATION**

| No                          | Alt No | Direction/Street/City |
|-----------------------------|--------|-----------------------|
| 21                          |        | BYPASS RD, LINCOLN    |
| Unit #:                     |        |                       |
| Owner 1: CONLEE CAROLYN     |        |                       |
| Owner 2: FONG-MURDOCK BRIAN |        |                       |
| Owner 3:                    |        |                       |
| Street 1: 21 BYPASS ROAD    |        |                       |
| Street 2:                   |        |                       |
| Twn/City: LINCOLN           |        |                       |
| St/Prov: MA                 | Cntry: | Own Occ: Y            |
| Postal: 01773               |        | Type:                 |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code   | Building Value | Yard Items                            | Land Size | Land Value      | Total Value |
|--|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101  | 163,000        | 2,000                                 | 1.000     | 500,700         | 665,700     |
| Total Card 163,000 2,000 1.000 500,700 665,700   |                |                                       |           |                 |             |
| Total Parcel 163,000 2,000 1.000 500,700 665,700 |                |                                       |           |                 |             |
| Source: Market Adj Cost                          |                | Total Value per SQ unit /Card: 493.84 |           | /Parcel: 493.84 |             |

| Legal Description | User Acct |
|-------------------|-----------|
|                   | 0         |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit Type:   |           |
|                   | Insp Date |
|                   | 10/26/09  |

**OWNERSHIP**

|                                  |
|----------------------------------|
| Owner 1: DRAKE TR - MARTHA A     |
| Owner 2: -                       |
| Street 1: 60 PLEASANT ST APT 106 |
| Twn/City: ARLINGTON              |
| St/Prov: MA                      |
| Postal: 02476                    |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 101 | FV  | 150,100    | 2000      | 1.        | 431,700    | 583,800     | 583,800       | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 140,700    | 2000      | 1.        | 438,600    | 581,300     | 581,300       | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 127,800    | 2000      | 1.        | 424,100    | 553,900     | 553,900       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 104,100    | 2000      | 1.        | 424,100    | 530,200     | 530,200       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 102,900    | 2000      | 1.        | 411,600    | 516,500     | 516,500       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 101,800    | 2000      | 1.        | 411,600    | 515,400     | 515,400       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 99,500     | 2000      | 1.        | 348,800    | 450,300     | 450,300       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 94,900     | 2000      | 1.        | 312,900    | 409,800     | 409,800       | Year End Roll           | 1/23/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code    | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes                     |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|---------------------------|
| DRAKE TR,MARTHA | 68574-260 |      | 12/12/2016 | DIVORCE/ESTA | 390,000    | No | No  |       |                 |                           |
| DRAKE TR,JACK P | 55635-338 |      | 10/21/2010 | DIVORCE/ESTA |            | No | No  |       |                 |                           |
| DRAKE JACK P,   | 54974-189 |      | 7/12/2010  | FAMILY       |            | No | No  |       |                 |                           |
| DRAKE GEORGIA   | 28076-230 |      | 1/14/1998  | CONVENIENC   |            | 1  | No  |       |                 | GEORGIA D HAS LIFE ESTATE |
| EST. BERTHA GAR | 8286-150  |      | 1/19/1954  | FAMILY       |            | No | No  |       |                 |                           |

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

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

**BUILDING PERMITS**

| Date       | Number    | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descip | Comment            |
|------------|-----------|----------|---------|-----|------------|----------|-----------|--------------------|
| 7/12/2021  | R-21-0160 | MANUAL   | 1,671   | C   |            |          |           | Air sealing attic  |
| 1/10/2019  | 7297      | BATH     | 5,000   | C   |            |          |           | Convert closet to  |
| 2/28/2017  | 6672      | RENOVATI | 100,000 | C   | 1/30/2018  |          |           | Interior renovatio |
| 11/19/2012 | 5241      | ROOF     | 10,000  | C   |            |          |           | repair damaged roo |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 8/31/2020  | QUESTIONNAIR | 624 | W Coelho    |
| 1/30/2018  | CnfmdbldgDpt | 618 | G BOURGAULT |
| 10/26/2009 | MEAS/EXT INS | 25  | D ERSKINE   |
| 11/20/2004 | M&L COMPLETE | 615 |             |
| 10/31/1995 | MEAS+INSPCTD | 607 |             |

**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 Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | ONE FAM     |          | 43559.999   |                    | SQUARE FE | PRIME SITE |           | 0          | 7.25       | 1.586 | R2    |             |           |        |   |        |   |        |   | 500,743         |           |   |           |        |      | 500,700   |       |

|                      |                       |                 |         |               |           |                |            |                |
|----------------------|-----------------------|-----------------|---------|---------------|-----------|----------------|------------|----------------|
| Total AC/HA: 1.00000 | Total SF/SM: 43560.00 | Parcel LUC: 101 | ONE FAM | Prime NB Desc | RES CAT 2 | Total: 500,743 | Spl Credit | Total: 500,700 |
|----------------------|-----------------------|-----------------|---------|---------------|-----------|----------------|------------|----------------|

