

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1: MALONEY JR BERNARD C
Owner 2:
Owner 3:
Street 1: 27 BYPASS RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773-1201 Type:

PREVIOUS OWNER

Owner 1: LINSTROM PETER J -
Owner 2: LINSTROM MAYBELLE L -
Street 1: 27 BYPASS RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-1201

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		40510.80078		SQUARE FE	PRIME SITE		0	7.25	1.682	R2									494,111						494,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	202,100		0.930	494,100	696,200
Total Card	202,100		0.930	494,100	696,200
Total Parcel	202,100		0.930	494,100	696,200
Source: Market Adj Cost	Total Value per SQ unit /Card: 307.45		/Parcel: 307.45		

Legal Description
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
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	185,800	0	.93	426,000	611,800	611,800	Year End Roll	10/15/2020
2020	101	FV	184,200	0	.93	432,800	617,000	617,000	Year End Roll	9/26/2019
2019	101	FV	167,900	0	.93	418,500	586,400	586,400	Create Final value 2019	6/4/2019
2018	101	FV	167,900	0	.93	418,500	586,400	586,400	Year End Roll	9/28/2017
2017	101	FV	166,300	0	.93	406,200	572,500	572,500	Year End Roll	9/29/2016
2016	101	FV	164,700	0	.93	406,200	570,900	570,900	Year End Roll	1/14/2016
2015	101	FV	161,400	0	.93	344,200	505,600	505,600	Year End	10/2/2014
2014	101	FV	154,900	0	.93	308,700	463,600	463,600	Year End Roll	1/23/2014

Parcel ID 110 7 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINSTROM PETER	38861-580		4/18/2003		415,000	No	No			well failed. \$35000 install hy
	8818-333		9/1/1956		17,000	No	No			

TAX DISTRICT

PAT ACCT.

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
1/9/2004	ABATE-INSPEC	600	
1/10/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.93000	Total SF/SM: 40510.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 494,111	Spl Credit	Total: 494,100
----------------------	-----------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 4 - VINYL, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1955, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, 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

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 30.0%, Functional: %, Economic: %, Special: %, Override: , Total: 30.8%

BATH FEATURES

Table with 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: 1 Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1 Rating: AVERAGE, A Kits: Rating: , Frpl: 1 Rating: AVERAGE, WSFlue: 1 Rating: AVERAGE

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 30.0%, Functional: %, Economic: %, Special: %, Override: , Total: 30.8%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 96.00, Size Adj.: 1.18010759, Const Adj.: 1.00979996, Adj \$ / SQ: 114.401, Other Features: 31500, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 292084, Depreciation: 89962, Depreciated Total: 202122

COMMENTS

Empty comments box.

RESIDENTIAL GRID

Table with residential grid details: 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: RMs: 6, BRs: 3, Baths: 1, HB:

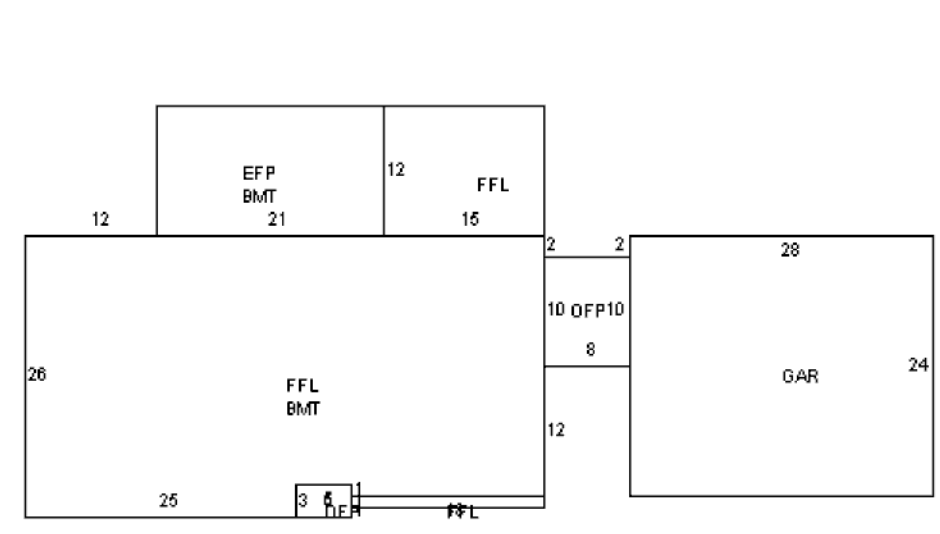
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 6, 3, 1

SKETCH



COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 460225.7367, Juris. Factor, Before Depr, 114.40, Special Features: 0, Val/Su Net: 52.32, Final Total: 202100, Val/Su SzAd: 144.87

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 3,863, Total: 260,585, Size Ad: 1395, Gross Area: 3863, FinArea: 2264

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT, 100, RRM, 60, A, 0

SPEC FEATURES/YARD ITEMS

Large empty table for spec features and yard items.

PARCEL ID 110 7 0

IMAGE



AssessPro Patriot Properties, Inc