



PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		BYPASS RD, LINCOLN
Unit #:		
Owner 1: SAMARJIAN TR GREGORY L		
Owner 2: SAMARJIAN TR ANN MARIE		
Owner 3: SAMARJIAN IRREVOCABLE TRUST		
Street 1: 50 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	Legal Description
101	276,200	34,200	2.200	517,300	827,700	3253
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 427.97						/Parcel: 427.97

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/09/18

PREVIOUS OWNER

Owner 1: SAMARJIAN TR - GREGORY L		
Owner 2: SAMARJIAN TR - ANN M		
Street 1: 50 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	263,100	34200	2.2	450,900	748,200	748,200	Year End Roll	10/15/2020
2020	101	FV	260,800	34200	2.2	295,900	590,900	590,900	Year End Roll	9/26/2019
2019	101	FV	247,200	34200	2.2	265,100	546,500	546,500	Create Final value 2019	6/4/2019
2018	101	FV	247,200	33400	2.2	265,100	545,700	545,700	Year End Roll	9/28/2017
2017	101	FV	240,500	33400	2.2	265,100	539,000	539,000	Year End Roll	9/29/2016
2016	101	FV	235,900	33400	2.2	257,900	527,200	527,200	Year End Roll	1/14/2016
2015	101	FV	233,700	33400	2.2	206,900	474,000	474,000	Year End	10/2/2014
2014	101	FV	217,800	33400	2.2	225,900	477,100	477,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAMARJIAN TR,GR	68160-138		10/6/2016	FAMILY		1	No	No		
SAMARJIAN GREGO	56547-465		3/2/2011	FAMILY		1	No	No		
SAMARJIAN GREGO	32531-563		3/21/2001	CONVENIENC		1	No	No		
SAMARJIAN, GREG	27197-161		4/9/1997	CONVENIENC		1	No	No		
SAMARJIAN, G. +	27197-155		4/9/1997	CONVENIENC		1	No	No		
SAMARJIAN, GREG	27015-149		1/27/1997	CONVENIENC		1	No	No		
SAMARJIAN, GREG	27015-138		1/27/1997	CONVENIENC		1	No	No		
SAMARJIAN GREGO	25231-93		3/17/1995	CONVENIENC			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/29/2003	2737	SHED		C	5/15/2004			
10/16/1996	1071-96	W/S FLUE		C	6/3/1997			
10/21/1993	375	NEW HOME	115,000	C	12/7/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
6/3/1997	MEAS/EXT INS	602	
12/21/1995	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
7/17/1995	INSPECTED	600	

NARRATIVE DESCRIPTION
 This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.33	1.000	R1									506,400						506,400	TEMP RT 2 ADJUSTM
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									10,890						10,900	

Total AC/HA:	2.19955	Total SF/SM:	95812.39	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	517,290	Spl Credit	Total:	517,300
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

