



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	RODMAN SCOTT
Owner 2:	
Owner 3:	
Street 1:	28 SALISBURY ROAD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02458 Type:

**PREVIOUS OWNER**

Owner 1:	MCLEAN HOSPITAL CORPORATION -
Owner 2:	ATTN: DAVID LAGASSE -
Street 1:	115 MILL STREET
Twn/City:	BELMONT
St/Prov:	MA Cntry
Postal:	02178

**NARRATIVE DESCRIPTION**

This Parcel contains 3.109 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1963, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
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		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R2									640,000						640,000	2 lots
101	ONE FAM		1.27268		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									38,180						38,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	174,700		3.109	678,200	852,900
Total Card		174,700	3.109	678,200	852,900
Total Parcel		174,700	3.109	678,200	852,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		260.07	/Parcel: 260.07

Legal Description	User Acct
Entered Lot Size	
Total Land: 3.109	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
07/31/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	144,900	0	3.109	618,200	763,100	763,100	Year End Roll	10/19/2021
2021	905	FV	132,000	2000	3.109	538,200	672,200	672,200	Year End Roll	10/15/2020
2020	905	FV	134,100	2000	3.109	546,200	682,300	682,300	Year End Roll	9/26/2019
2019	905	FV	121,200	2000	3.109	529,400	652,600	652,600	Create Final value 2019	6/4/2019
2018	905	FV	121,200	2000	3.109	529,400	652,600	652,600	Year End Roll	9/28/2017
2017	905	FV	119,900	2000	3.109	515,000	636,900	636,900	Year End Roll	9/29/2016
2016	101	FV	118,600	2000	3.109	515,000	635,600	635,600	Year End Roll	1/14/2016
2015	101	FV	116,000	2000	3.109	442,200	560,200	560,200	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCLEAN HOSPITAL	78618-26		9/2/2021	INVOLV CHARI	850,000	No	No			
BURNETT,ZACHARY	67354-22		6/1/2016	INVOLV CHARI	1,024,500	No	No			
BENTON,EVRETT W	62289-65		7/22/2013		635,000	No	No			
SARTORI RUTH M,	45058-548		4/27/2005	PARTIAL INTR	1,220,000	No	No			
SARTORI, LOUIS	25264-195		4/3/1995	CONVENIENC		No	No			
	9965-443		1/1/1962			No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/20/2022		DEMOLITI		1	O			
6/13/2019	R-19-0075	KITCHEN	83,000	C	7/19/2021			Relocate kitchen t
11/14/2016	6622	ROOF	8,100	C				Remove existing ru

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/31/2014	MEAS+INSPCTD	618	G BOURGAULT
12/28/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS/EXT INS	615	
11/20/2004	M&L EXTERIOR	615	
12/21/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

