



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LIU YU
Owner 2:	ZOU LUJIA
Owner 3:	
Street 1:	22 BYPASS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 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 2.45 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2015, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 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	
101	ONE FAM		0.61341		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									18,402						18,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,658,000		2.450	658,400	2,316,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 369.38						/Parcel: 369.38	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,521,800	0	2.45	598,400	2,120,200	2,120,200	Year End Roll	10/19/2021
2021	905	FV	1,498,700	0	2.45	518,400	2,017,100	2,017,100	Year End Roll	10/15/2020
2020	905	FV	1,557,100	0	2.45	526,400	2,083,500	2,083,500	Year End Roll	9/26/2019
2019	905	FV	1,512,800	0	2.45	509,600	2,022,400	2,022,400	Create Final value 2019	6/4/2019
2018	905	FV	1,512,800	0	2.45	509,600	2,022,400	2,022,400	Year End Roll	9/28/2017
2017	905	FV	1,342,100	0	2.45	495,200	1,837,300	1,837,300	Year End Roll	9/29/2016
2016	101	FV	1,315,600	0	2.45	495,200	1,810,800	1,810,800	Year End Roll	1/14/2016
2015	130	FV		0	2.45	422,400	422,400	422,400	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	78626-318		9/3/2021	INVOLV CHARI	2,178,000	No	No			
BURNETT REMODEL	67354-55		6/1/2016	INVOLV CHARI	1,700,000	No	No			
WHITE, BRANDON	63801-560		6/24/2014	PVT SALE		1	No	No		
BENTON, EVRETT W	62288-568		7/22/2013		500,000	No	No			
SARTORI RUTH M,	45058-548		4/27/2005	PARTIAL INTR	1,220,000	Yes	No			
SARTORI, LOUIS	25264-193		4/3/1995	CONVENIENC		Yes	No			
HINDS EDWARD H	12148-48		1/19/1972		19,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/18/2014	5977	MANUAL	20,000	C				Sheet metal work f
6/4/2014	5771	NEW HOME	485,000	C	6/5/2015			Single family home
6/4/2014	5770	DEMOLITI	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2015	MEAS+INSPCTD	618	G BOURGAULT
6/5/2015	PERMIT VISIT	619	DH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

GENERAL INFORMATION

Type:	6	- COLONIAL	
Sty Ht:	2H	- 2H	
(Liv) Units:	1	Total: 1	
Foundation:	1	- CONCRETE	
Frame:	1	- WOOD	
Prime Wall:	17	- SHAKES	
Sec Wall:	9	- STONE	5%
Roof Struct:	1	- GABLE	
Roof Cover:	1	- ASPHALT	
Color:			
View / Desir:			

BATH FEATURES

Full Bath:	4	Rating: GOOD
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth		Rating:
1/2 Bath:	1	Rating: GOOD
A HBth:		Rating:
OthrFix:	2	Rating: GOOD

OTHER FEATURES

Kits:	1	Rating: VERY GOOD
A Kits:		Rating:
Frpl:	1	Rating: GOOD
WSFlue:		Rating:

COMMENTS

Also sold with 13-11 (3.11 acres of improved land);changed from 0 Bypass to 22 Bypass on 9/6/13 6/2016 Purchased by McLean Hospital - reclassified exempt.. 6/2021 Change SUC from 905 to 101. Property marketed for sale..

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	RMs:	13	BRs:	5	Baths:	4	HB	1				

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

GENERAL INFORMATION

Grade:	A	- VERY GOOD
Year Blt:	2015	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

Avg Ht/FL:		
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:		
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:	12	- CONCRETE
Bsmnt Gar:		

DEPRECIATION

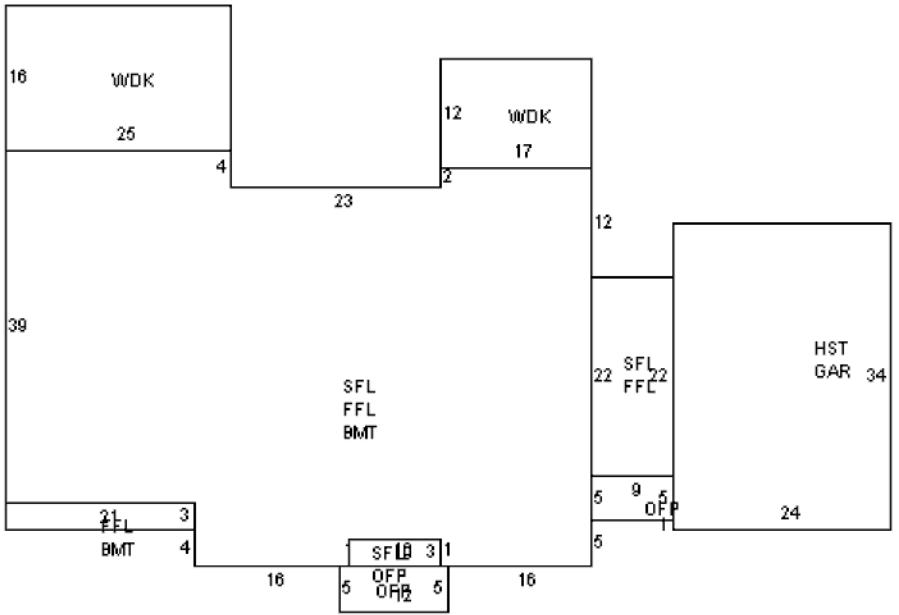
Phys Cond:	GD	- Good	2.4%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			2.4%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	5	2
Totals			
1	13	5	

SKETCH**INTERIOR INFORMATION**

Electric:	2	- GOOD
Insulation:	2	- TYPICAL
Int vs Ext:		
Heat Fuel:	2	- GAS
Heat Type:	1	- FORCED H/A
# Heat Sys:		
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% Com Wal:		% Sprinkled

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.84567851
Const Adj.:	1.00259876
Adj \$ / SQ:	100.049
Other Features:	111749
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1698752
Depreciation:	40770
Depreciated Total:	1657982

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	0.00000
Juris. Factor:		Before Depr:		200.10	
Special Features:	0	Val/Su Net:		156.77	
Final Total:	1658000	Val/Su SzAd:		264.39	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,948	100.050	294,946	
SFL	2ND FLOOR	2,915	100.050	291,644	
BMT	BASEMENT	2,750	25.010	68,784	
GAR	GARAGE	816	36.000	29,376	
WDK	WOOD DECK	604	16.610	10,032	
HST	HALF STORY	408	100.050	40,820	
OFF	OPEN PORCH	135	15.000	2,025	
Net Sketched Area:		10,576	Total:	737,627	
Size Ad	6271	Gross Area	10984	FinArea	6271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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

PARCEL ID

109 16 0

IMAGE

AssessPro Patriot Properties, Inc



06/05/2015

More:	N	Total Yard Items:		Total Special Features:		Total:	
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