



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
32		BYPASS RD, LINCOLN
Unit #:		
Owner 1: ZHU QI		
Owner 2:		
Owner 3:		
Street 1: 47 GRANT AVE		
Street 2:		
Twn/City: BELMONT		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02478		Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	420,500		2.190	650,600	1,071,100
Total Card 420,500 2.190 650,600 1,071,100					
Total Parcel 420,500 2.190 650,600 1,071,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 319.35		/Parcel: 319.35	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	05/09/18

**PREVIOUS OWNER**

Owner 1: DUNLEAVY SARA A -		
Owner 2: -		
Street 1: 32 BYPASS RD		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	
Postal: 01773-1202		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	376,600	0	2.19	590,600	967,200	967,200	Year End Roll	10/19/2021
2021	101	FV	359,000	0	2.19	510,600	869,600	869,600	Year End Roll	10/15/2020
2020	101	FV	356,000	0	2.19	518,600	874,600	874,600	Year End Roll	9/26/2019
2019	101	FV	337,700	0	2.19	501,800	839,500	839,500	Create Final value 2019	6/4/2019
2018	101	FV	337,700	0	2.19	501,800	839,500	839,500	Year End Roll	9/28/2017
2017	101	FV	328,500	0	2.19	487,400	815,900	815,900	Year End Roll	9/29/2016
2016	101	FV	322,400	0	2.19	487,400	809,800	809,800	Year End Roll	1/14/2016
2015	101	FV	319,300	0	2.19	414,600	733,900	733,900	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DUNLEAVY SARA A	37512-309		12/30/2002		780,000	No	No	
LECHTENBERG EDW	30473-213		7/28/1999		720,000	No	No	
GRANDE, ORLANDO	19730-87		3/30/1989		477,000	No	No	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.19 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1961, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 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

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/29/1999	1814	MANUAL	16,000	C	2/24/2000			3 skylites & windo
5/21/1997	1188	SCREENPR	10,000	C	3/17/1998			3/17/98 100%
6/24/1994	508-94	RENOVATI	40,000	C	8/25/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
2/24/2000	MEAS+INSPCTD	600	
3/17/1998	MEAS/EXT INS	602	
1/18/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

**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		0.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									10,590						10,600	

Total AC/HA: 2.18955	Total SF/SM: 95376.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	650,590	Spl Credit	Total:	650,600
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