

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREGORY JAY S
Owner 2:	GREGORY VALERIE A
Owner 3:	
Street 1:	46 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1202 Type:

PREVIOUS OWNER

Owner 1:	BARKAS - MARY ANN
Owner 2:	GREGORY - JAY S
Street 1:	46 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1966, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 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

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		41381.6		SQUARE FE	PRIME SITE		0	8.	1.653	R2									547,316						547,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	730,000		0.950	547,300	1,277,300
Total Card		730,000	0.950	547,300	1,277,300
Total Parcel		730,000	0.950	547,300	1,277,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		286.90	/Parcel: 286.90

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	10/08/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	626,200	0	.95	496,000	1,122,200	1,122,200	Year End Roll	10/19/2021
2021	101	FV	568,400	0	.95	427,600	996,000	996,000	Year End Roll	10/15/2020
2020	101	FV	509,600	0	.95	434,400	944,000	944,000	Year End Roll	9/26/2019
2019	101	FV	485,400	0	.95	420,100	905,500	905,500	Create Final value 2019	6/4/2019
2018	101	FV	485,400	0	.95	420,100	905,500	905,500	Year End Roll	9/28/2017
2017	101	FV	476,500	0	.95	407,800	884,300	884,300	Year End Roll	9/29/2016
2016	101	FV	469,600	0	.95	407,800	877,400	877,400	Year End Roll	1/14/2016
2015	101	FV	452,100	0	.95	345,500	797,600	797,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARKAS,MARY ANN	79554-465		1/19/2022	CONVENIENC	100	No	No			
BARKAS MARY ANN	45270-351		5/27/2005	CONVENIENC	99	No	No			LIFE ESTATE
BARKAS MARY ANN	45270-349		5/27/2005	CONVENIENC	99	No	No			
BARKAS MARY ANN	36861-93		10/29/2002	CONVENIENC	1	No	No			
MRAKOVICH, VINC	10915-177		8/1/1965		34,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/28/2006	3366	ADDITION	300,000	C	6/29/2006			+great room over g

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2013	MEAS+INSPCTD	25	D ERSKINE
5/10/2007	MEAS+INSPCTD	100	
6/29/2006	MEAS+INSPCTD	50	
1/16/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

