

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DESANCTIS SUSAN
Owner 2:	
Owner 3:	
Street 1:	11 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1201 Type:

PREVIOUS OWNER

Owner 1:	KALAJIAN MICHAEL H JR -
Owner 2:	KALAJIAN SETA E -
Street 1:	11 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1201

NARRATIVE DESCRIPTION

This Parcel contains 4.397 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1967, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infl	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		2.56		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									76,800						76,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	415,400	12,600	4.397	716,800	1,144,800	z88	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 296.20						/Parcel: 296.20	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,800	12600	4.397	656,800	1,034,200	1,034,200	Year End Roll	10/19/2021
2021	101	FV	337,500	12600	4.397	576,800	926,900	926,900	Year End Roll	10/15/2020
2020	101	FV	314,900	12600	4.397	584,800	912,300	912,300	Year End Roll	9/26/2019
2019	101	FV	320,600	12600	4.397	568,000	901,200	901,200	Create Final value 2019	6/4/2019
2018	101	FV	320,600	12600	4.397	568,000	901,200	901,200	Year End Roll	9/28/2017
2017	101	FV	306,400	12600	4.397	553,600	872,600	872,600	Year End Roll	9/29/2016
2016	101	FV	300,800	12600	4.397	553,600	867,000	867,000	Year End Roll	1/14/2016
2015	101	FV	289,400	12600	4.397	480,800	782,800	782,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KALAJIAN MICHAEL H JR	29727-484		1/27/1999		546,000	No	No			
MOSZKA, ANNA	13847-233		11/29/1979		160,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/10/2006	3496	MANUAL		C				Install a wood bur

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS+INSPCTD	100	
2/17/2000	MEAS+INSPCTD	600	
12/21/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

Type:	22 - CONV'NT NL		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	20%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

Basic \$ / SQ:	125.00
Size Adj.:	0.95318317
Const Adj.:	1.00584006
Adj \$ / SQ:	119.844
Other Features:	67926
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	572929
Depreciation:	157555
Depreciated Total:	415373

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
4	GARAGE/L	D	Y	1	30x50	A	AV	1979	28.00	M	70	101			12,600			12,600

More:	N		
Total Yard Items:	12,600	Total Special Features:	
Total:	12,600		

BATH FEATURES

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

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	27.0%
Functional:		%
Economic:		%
Special:		0.0%
Override:		%
Total:		27.5%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	0.95318317
Const Adj.:	1.00584006
Adj \$ / SQ:	119.844
Other Features:	67926
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	572929
Depreciation:	157555
Depreciated Total:	415373

COMMENTS

Second kitchen in basement.

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:	8	BRs:	4	Baths:	3	HB	1					

REMODELING

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

RES BREAKDOWN

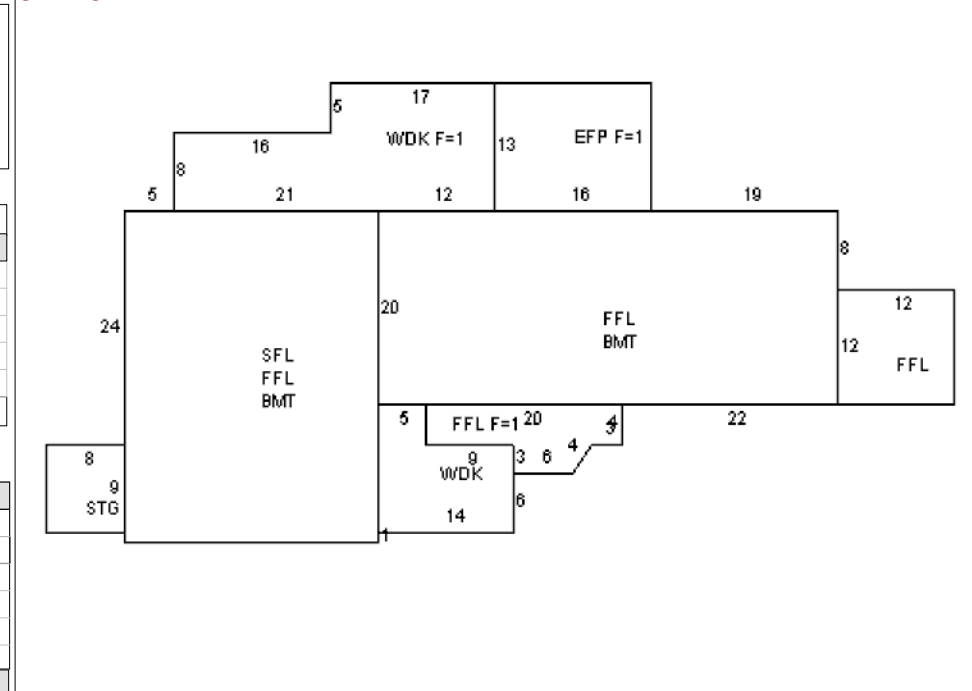
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	788916.0164
Juris. Factor:		Before Depr:	131.83	
Special Features:	0	Val/Su Net:	74.82	
Final Total:	415400	Val/Su SzAd	140.67	

PARCEL ID

109 20 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,069	119.840	247,957	
BMT	BASEMENT	1,824	44.940	81,973	
SFL	2ND FLOOR	884	119.840	105,942	
WDK	WOOD DECK	495	17.130	8,479	
EFP	ENCL PORCH	208	36.000	7,488	
STG	STORAGE	72	15.000	1,080	
Net Sketched Area:		5,552	Total:	452,919	
Size Ad	2953	Gross Area	5552	FinArea	3865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

AssessPro Patriot Properties, Inc