

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	POULOS THEODORE
Owner 2:	
Owner 3:	
Street 1:	17 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Poulos - Sophie
Owner 2:	-
Street 1:	PO Box 283
Twn/City:	Arlington
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075.19922		SQUARE FE	PRIME SITE		0	8.	1.697	R2									544,180						544,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	165,600	400	0.920	544,200	710,200
Total Card	165,600	400	0.920	544,200	710,200
Total Parcel	165,600	400	0.920	544,200	710,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		568.16	/Parcel: 568.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	144,000	600	.92	493,200	637,800	637,800	Year End Roll	10/19/2021
2021	101	FV	132,200	600	.92	425,100	557,900	557,900	Year End Roll	10/15/2020
2020	101	FV	131,000	600	.92	431,900	563,500	563,500	Year End Roll	9/26/2019
2019	101	FV	119,200	600	.92	417,700	537,500	537,500	Create Final value 2019	6/4/2019
2018	101	FV	117,500	600	.92	417,700	535,800	535,800	Year End Roll	9/28/2017
2017	101	FV	116,300	600	.92	405,400	522,300	522,300	Year End Roll	9/29/2016
2016	101	FV	115,200	600	.92	405,400	521,200	521,200	Year End Roll	1/14/2016
2015	101	FV	112,800	600	.92	343,500	456,900	456,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Poulos ,Sophie	60844-471		12/28/2012	FAMILY		1	No	No		
Poulos TR,Sophi	60844-465		12/28/2012	FAMILY		1	No	No		
Poulos,Charles	60844-460		12/28/2012	FAMILY		1	No	No		
GUNARIS, THEODO	15050-133		6/7/1983		85,000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	
10/31/1995	MEAS+INSPCTD	607	

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

USER DEFINED

Prior Id # 1:	13 5 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/18/22	17:47:05

LAST REV

Date	Time
05/09/18	15:15:27

apro 737

EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C-	- AVG. (-)	
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		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:	4	- CARPET
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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
2	SHED/FR	D	Y	1	80	A	AV	1992	15.00	T	70	101			400			400

More:	N	Total Yard Items:	400	Total Special Features:		Total:	400
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	1.23000002
Const Adj.:	1.00000000
Adj \$ / SQ:	145.140
Other Features:	30000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	243505
Depreciation:	77922
Depreciated Total:	165583

COMMENTS

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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:	5	BRs:	2	Baths:	1	HB:						

REMODELING

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

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

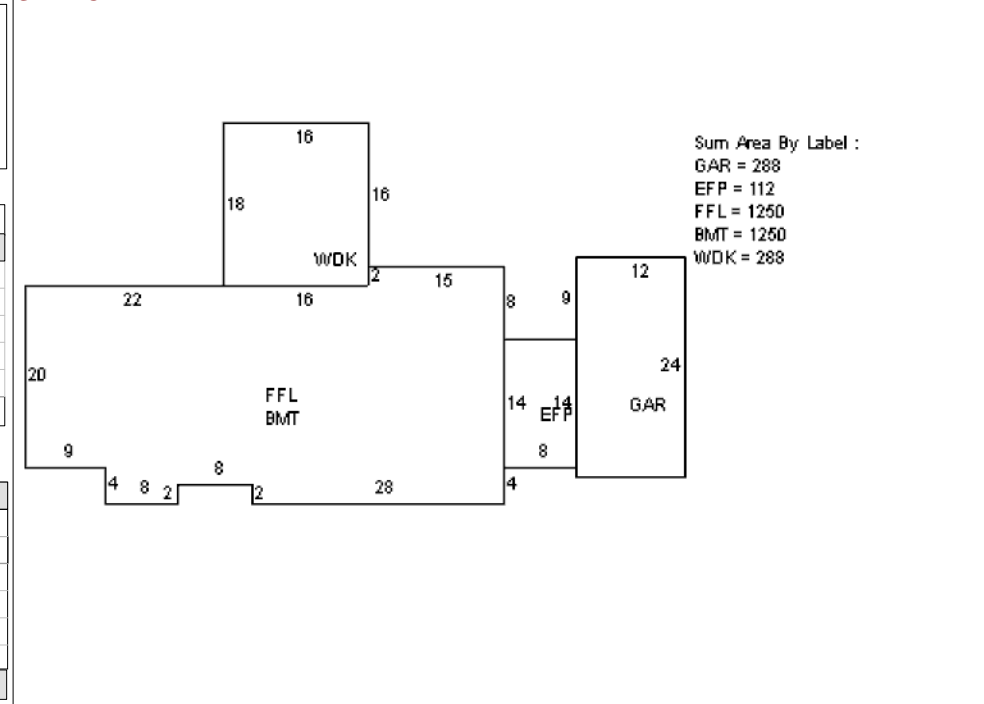
WtAv\$/SQ: AvRate: Ind.Val: 408050.5836

Juris. Factor: Before Depr: 127.72

Special Features: 0 Val/Su Net: 51.94

Final Total: 165600 Val/Su SzAd: 132.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,250	36.280	45,356	
FFL	1ST FLOOR	1,250	145.140	181,425	
GAR	GARAGE	288	36.000	10,368	
WDK	WOOD DECK	288	19.200	5,529	
EFP	ENCL PORCH	112	36.000	4,032	
Net Sketched Area:		3,188	Total:	246,710	
Size Ad	1250	Gross Area	3188	FinArea	1250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 109 18 0