

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 19 | | BYPASS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | RAZAVITOUSI SHOLEH |
| Owner 2: | HOSSEINZADEH JAFAR |
| Owner 3: | |
| Street 1: | 19 BYPASS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1201 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------------|
| Owner 1: | MULKEEN MARY ELISABETH - |
| Owner 2: | - |
| Street 1: | 19 BYPASS RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1201 |

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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: | | | | Topo | | |
| D | | | | Street | 1 | PAVED |
| s | | | | 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 | | 4 | 0075.19922 | 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 | 212,100 | | 0.920 | 544,200 | 756,300 |
| Total Card | 212,100 | | 0.920 | 544,200 | 756,300 |
| Total Parcel | 212,100 | | 0.920 | 544,200 | 756,300 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 321.87 | /Parcel: 321.87 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 101 | FV | 190,100 | 0 | .92 | 493,200 | 683,300 | 683,300 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 175,300 | 0 | .92 | 425,100 | 600,400 | 600,400 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 173,800 | 0 | .92 | 431,900 | 605,700 | 605,700 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 159,000 | 0 | .92 | 417,700 | 576,700 | 576,700 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 159,000 | 0 | .92 | 417,700 | 576,700 | 576,700 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 157,500 | 0 | .92 | 405,400 | 562,900 | 562,900 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 156,000 | 0 | .92 | 405,400 | 561,400 | 561,400 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 153,000 | 0 | .92 | 343,500 | 496,500 | 496,500 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|----------------------|
| MULKEEN MARY EL | 42731-289 | | 5/7/2004 | | 470,000 | No | No | | | |
| GHEITH, DOROTHY | 25311-330 | | 4/28/1995 | OTHER | 198,000 | No | No | | | OWNER NEAR BANKRPTCY |
| GHEITH, MOHAMED | 16906-109 | | 4/11/1986 | FAMILY | | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|---------|
| 5/13/2004 | 2916 | ROOF | | C | 3/14/2005 | | | |
| 5/12/1995 | 708-95 | RENOVATI | 35,000 | C | 7/7/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 10/28/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 4/28/2005 | MEAS/EXT INS | 600 | |
| 5/18/1996 | MEAS+INSPCTD | 606 | |
| 12/21/1995 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|
| Total AC/HA: | 0.92000 | Total SF/SM: | 40075.20 | Parcel LUC: | 101 ONE FAM | Prime NB Desc: | RES CAT 2 | Total: | 544,180 | SpI Credit: | | Total: | 544,200 |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|

