

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOH CHUAN YEN IAN
Owner 2:	WONG MENG LAI NICOLE
Owner 3:	
Street 1:	21 BYPASS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CONLEE - CAROLYN
Owner 2:	FONG-MURDOCK - BRIAN
Street 1:	21 BYPASS ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43559.999		SQUARE FE	PRIME SITE		0	8.	1.586	R2									552,544						552,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	189,800	2,000	1.000	552,500	744,300		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 552.15						/Parcel: 552.15	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	163,000	2000	1.	500,700	665,700	665,700	Year End Roll	10/19/2021
2021	101	FV	150,100	2000	1.	431,700	583,800	583,800	Year End Roll	10/15/2020
2020	101	FV	140,700	2000	1.	438,600	581,300	581,300	Year End Roll	9/26/2019
2019	101	FV	127,800	2000	1.	424,100	553,900	553,900	Create Final value 2019	6/4/2019
2018	101	FV	104,100	2000	1.	424,100	530,200	530,200	Year End Roll	9/28/2017
2017	101	FV	102,900	2000	1.	411,600	516,500	516,500	Year End Roll	9/29/2016
2016	101	FV	101,800	2000	1.	411,600	515,400	515,400	Year End Roll	1/14/2016
2015	101	FV	99,500	2000	1.	348,800	450,300	450,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CONLEE,CAROLYN	77614-592		4/27/2021	DIVORCE/ESTA	870,000	No	No			
DRAKE TR,MARTHA	68574-260		12/12/2016	DIVORCE/ESTA	390,000	No	No			
DRAKE TR,JACK P	55635-338		10/21/2010	DIVORCE/ESTA		No	No			
DRAKE JACK P,	54974-189		7/12/2010	FAMILY		No	No			
DRAKE GEORGIA	28076-230		1/14/1998	CONVENIENC		1	No			GEORGIA D HAS LIFE ESTATE
EST. BERTHA GAR	8286-150		1/19/1954	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2021	R-21-0245	FINISH B	45,000	O	12/7/2021			Finish part of bas
8/16/2021	MEC-21-0017	MANUAL	14,000	O				Installation of 5
7/12/2021	R-21-0160	MANUAL	1,671	C				Air sealing attic
1/10/2019	7297	BATH	5,000	C				Convert closet to
2/28/2017	6672	RENOVATI	100,000	C	1/30/2018			Interior renovatio
11/19/2012	5241	ROOF	10,000	C				repair damaged roo

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2020	QUESTIONNAIR	624	W Coelho
1/30/2018	CnfmdbldgDpt	618	G BOURGAULT
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	13 7 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:	

