



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STRILIGAS STELA
Owner 2:	ALMODOVAR GABRIEL
Owner 3:	
Street 1:	25 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HERMANN - RICHARD C
Owner 2:	-
Street 1:	25 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily VINYL 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:						
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		40510.80078		SQUARE FE	PRIME SITE		0	8.	1.682	R2									545,226						545,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	263,000	21,100	0.930	545,200	829,300	2841	0
							GIS Ref
							GIS Ref
							Insp Date
							07/14/11
Total Card 263,000 21,100 0.930 545,200 829,300 Total Parcel 263,000 21,100 0.930 545,200 829,300 Source: Market Adj Cost Total Value per SQ unit /Card: 452.67 /Parcel: 452.67							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	225,100	24100	.93	494,100	743,300	743,300	Year End Roll	10/19/2021
2021	101	FV	206,900	24100	.93	426,000	657,000	657,000	Year End Roll	10/15/2020
2020	101	FV	205,000	24100	.93	432,800	661,900	661,900	Year End Roll	9/26/2019
2019	101	FV	186,900	24100	.93	418,500	629,500	629,500	Create Final value 2019	6/4/2019
2018	101	FV	186,900	24100	.93	418,500	629,500	629,500	Year End Roll	9/28/2017
2017	101	FV	185,000	15800	.93	406,200	607,000	607,000	Year End Roll	9/29/2016
2016	101	FV	183,200	15800	.93	406,200	605,200	605,200	Year End Roll	1/14/2016
2015	101	FV	179,600	15800	.93	344,200	539,600	539,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HERMANN,RICHARD	75138-327		7/16/2020		950,000	No	No			
HERMANN,RICHARD	73225-201		9/4/2019	DIVORCE/ESTA	1	No	No			
CHAN BRYAN C,	54097-192		1/4/2010	CHD>SALE	494,500	No	No			
BISSON JOSEPH J	45124-33		5/4/2005		520,000	No	No			
BISSON JOSEPH J	41102-149		10/3/2003	CONVENIENC	1	No	No			
WILLEMIN JULIAN	33314-1		7/25/2001	FAMILY	330,000	No	No			appraised for \$370,000
WILLEMIN, JULIA	27040-102		2/3/1997	CONVENIENC	100	No	No			
	9153-294		5/1/1958		24,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/15/2020	R-20-0233	MANUAL	2,773	C				Cellulose insulati
6/10/2016	6458	APARTMEN	150,000	C	1/17/2017			Create an accessor
11/29/2011	4939	GARAGE	4,000	C	1/14/2012			change 2 gar doors
10/27/2010	4590	FENCE		C				erect fence along
7/8/2010	4513	RENO-ADD	100,000	C	9/28/2010			construct family r
10/11/2000	2107	BARN	10,000	C	5/19/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	
6/7/2002	MEAS+INSPCTD	600	
5/19/2001	MEAS/EXT INS	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 4 - VINYL, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE.

COMMENTS

Empty table for comments.

GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1955, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

RESIDENTIAL GRID

Table with 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: 6, BRs: 3, Baths: 2, HB.

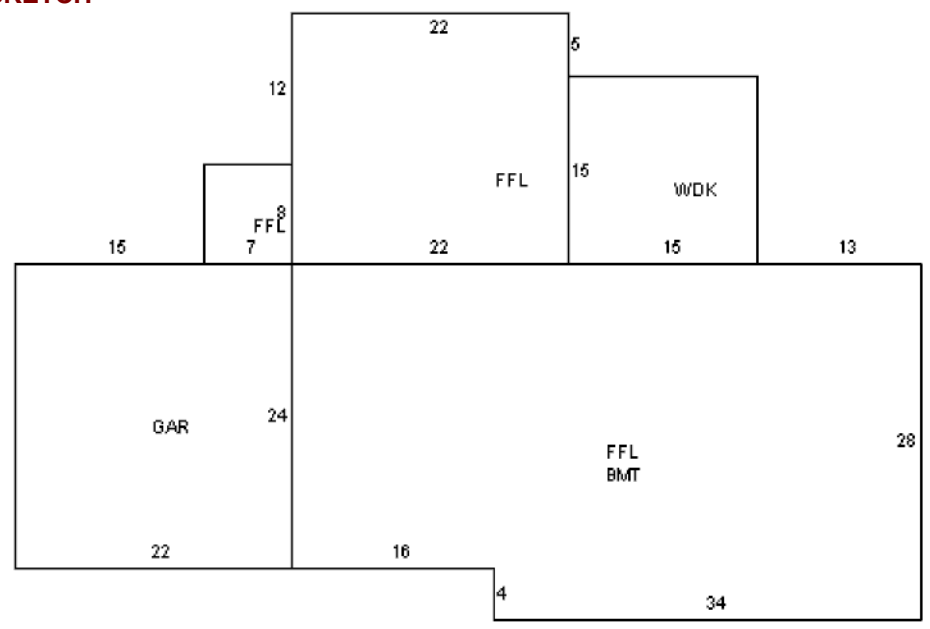
REMODELING

Table with remodeling items: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals, 1, 6, 3.

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: .

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 23.%, Functional: , Economic: , Special: , Override: , Total: 23.4%.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 118.00, Size Adj.: 1.07751095, Const Adj.: 1.00979996, Adj \$ / SQ: 128.392, Other Features: 41641, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 343378, Depreciation: 80350, Depreciated Total: 263028.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 82400.00000, Juris. Factor, Before Depr: 128.39, Special Features: 0, Val/Su Net: 67.07, Final Total: 263000, Val/Su SzAd: 143.56.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 3,921, Total: 301,737, Size Ad: 1832, Gross Area: 3921, FinArea: 1832.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, FFL 1ST FLOOR, 1,832, 128.390, 235,215, BMT BASEMENT, 1,336, 32.100, 42,883, GAR GARAGE, 528, 36.000, 19,008, WDK WOOD DECK, 225, 20.580, 4,631.

SPEC FEATURES/YARD ITEMS

Table with spec features: 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.

PARCEL ID

110 8 0

Summary row: More: N, Total Yard Items: 21,100, Total Special Features: , Total: 21,100.

IMAGE

AssessPro Patriot Properties, Inc

