



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SAMARJIAN TR GREGORY L
Owner 2:	SAMARJIAN TR ANN MARIE
Owner 3:	SAMJARJIAN IRREVOCABLE TRUST
Street 1:	50 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1202 Type:

**PREVIOUS OWNER**

Owner 1:	SAMARJIAN TR - GREGORY L
Owner 2:	SAMARJIAN TR - ANN M
Street 1:	50 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

**NARRATIVE DESCRIPTION**

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R1									560,000						560,000	TEMP RT 2 ADJUSTM
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									10,890						10,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	313,600	25,300	2.200	570,900	909,800	3253	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Total Value per SQ unit /Card: 470.42	/Parcel: 470.42
						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	276,200	34200	2.2	517,300	827,700	827,700	Year End Roll	10/19/2021
2021	101	FV	263,100	34200	2.2	450,900	748,200	748,200	Year End Roll	10/15/2020
2020	101	FV	260,800	34200	2.2	295,900	590,900	590,900	Year End Roll	9/26/2019
2019	101	FV	247,200	34200	2.2	265,100	546,500	546,500	Create Final value 2019	6/4/2019
2018	101	FV	247,200	33400	2.2	265,100	545,700	545,700	Year End Roll	9/28/2017
2017	101	FV	240,500	33400	2.2	265,100	539,000	539,000	Year End Roll	9/29/2016
2016	101	FV	235,900	33400	2.2	257,900	527,200	527,200	Year End Roll	1/14/2016
2015	101	FV	233,700	33400	2.2	206,900	474,000	474,000	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAMARJIAN TR,GR	68160-138		10/6/2016	FAMILY		1	No	No		
SAMARJIAN GREGO	56547-465		3/2/2011	FAMILY		1	No	No		
SAMARJIAN GREGO	32531-563		3/21/2001	CONVENIENC		1	No	No		
SAMARJIAN, GREG	27197-161		4/9/1997	CONVENIENC		1	No	No		
SAMARJIAN, G. +	27197-155		4/9/1997	CONVENIENC		1	No	No		
SAMARJIAN, GREG	27015-149		1/27/1997	CONVENIENC		1	No	No		
SAMARJIAN, GREG	27015-138		1/27/1997	CONVENIENC		1	No	No		
SAMARJIAN GREGO	25231-93		3/17/1995	CONVENIENC			No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/29/2003	2737	SHED		C	5/15/2004			
10/16/1996	1071-96	W/S FLUE		C	6/3/1997			
10/21/1993	375	NEW HOME	115,000	C	12/7/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
6/3/1997	MEAS/EXT INS	602	
12/21/1995	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

