



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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		4	0510.80078	SQUARE FE	PRIME SITE		0	8.5	1.682	R2									579,303						579,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	286,500	21,100	0.930	579,300	886,900	2841	0				
							GIS Ref				
							GIS Ref				
Total Card					286,500	21,100	0.930	579,300	886,900	Entered Lot Size	
Total Parcel					286,500	21,100	0.930	579,300	886,900	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			484.12	/Parcel:	484.12	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	263,000	21100	.93	545,200	829,300	829,300	Year end	11/3/2022
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

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

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:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1955
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
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: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	GD - Good	23.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		23.4%

DEPRECIATION

Basic \$ / SQ:	131.00
Size Adj.:	1.07751095
Const Adj.:	1.00979996
Adj \$ / SQ:	142.537
Other Features:	41641
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	374016
Depreciation:	87520
Depreciated Total:	286496

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	82400.00000
Juris. Factor:		Before Depr:	142.54	
Special Features:	0	Val/Su Net:	73.07	
Final Total:	286500	Val/Su SzAd	156.39	

COMMENTS

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	RM:	6	BR:	3	Baths:	2	HB					

RESIDENTIAL GRID

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1 RMS 6 BRS 3 FL 3

REMODELING

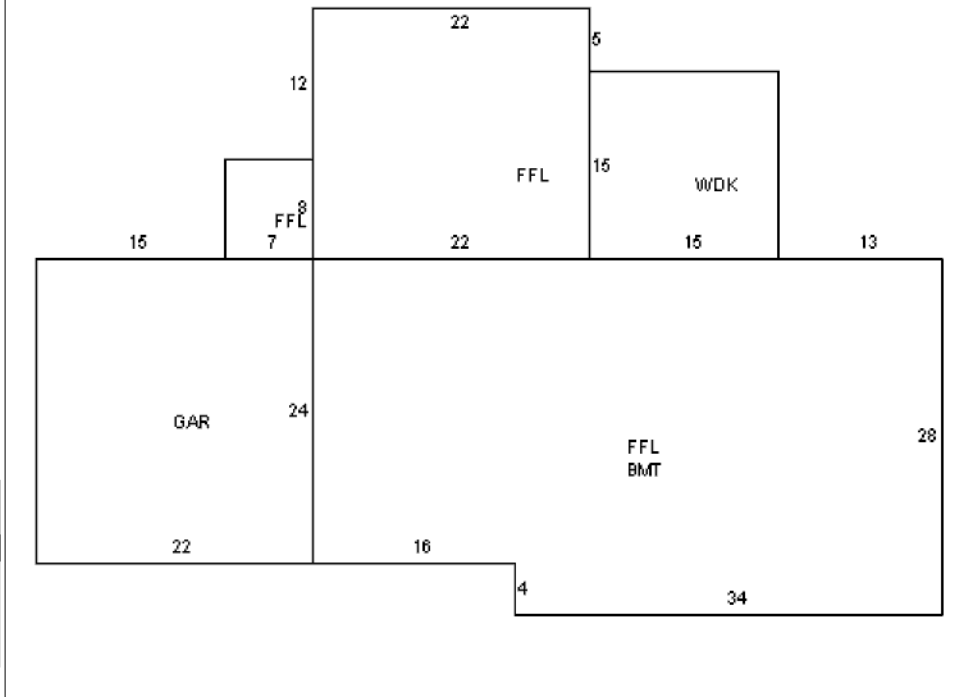
RES BREAKDOWN	No Unit	RMS	BRS	FL
Totals	1	6	3	3

COMPARABLE SALES

Parcel ID	110 8 0		
Appr Value	600		
JCod	JFact	Juris. Value	600
Appr Value	19,000	Juris. Value	19,000
Appr Value	1,500	Juris. Value	1,500

PARCEL ID

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,832	142.540	261,128	
BMT	BASEMENT	1,336	35.630	47,607	
GAR	GARAGE	528	36.000	19,008	
WDK	WOOD DECK	225	20.580	4,631	
Net Sketched Area:		3,921	Total:	332,374	
Size Ad	1832	Gross Area	3921	FinArea	1832

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100				0

IMAGE

AssessPro Patriot Properties, Inc



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	144	A	AV	1955	15.00	T	70	101			600			600
39	BRN/STUDIO	D	Y	1	24x18	G	GD	2010	50.00	T	12	101			19,000			19,000
14	OFF	D	Y	1	6X24	A	AV	2001	15.00	T	31.5	101			1,500			1,500

More:	N	Total Yard Items:	21,100	Total Special Features:		Total:	21,100
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