



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	6.7	1.000	R1									536,000						536,000	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	315,900	25,300	2.200	546,900	888,100	3253	0					
							GIS Ref					
							GIS Ref					
Total Card					315,900	25,300	2.200	546,900	888,100	Entered Lot Size		
Total Parcel					315,900	25,300	2.200	546,900	888,100	Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card: 459.20			/Parcel: 459.20		Land Unit Type:		Insp Date		
											05/09/18	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	313,600	25300	2.2	570,900	909,800	909,800	Year end	11/3/2022
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

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

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1993
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	2
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
Solar HW:	NO
% Com Wal:	0

DEPRECIATION

Phys Cond:	AV - Average	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.5%

CALC SUMMARY

Basic \$ / SQ:	119.00
Size Adj.:	1.06023788
Const Adj.:	1.01999998
Adj \$ / SQ:	128.692
Other Features:	46500
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	369418
Depreciation:	53566
Depreciated Total:	315852

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
31	BARN	D	Y	1	31x38	A	AV	1994	35.00	T	42	101			23,900			23,900
2	SHED/FR	D	Y	1	16x12	A	AV	2003	15.00	T	50	101			1,400			1,400

More: N

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				640671.7213
AvRate:				
Ind.Val				640671.7213
Juris. Factor:				141.56
Special Features:	0			97.02
Final Total:	315900			163.34

COMMENTS

6.7AC PURCHASED-3 LOT SUBDIVISION 9/92

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	RM:	8	BR:	4
	Bath:	2	HB:	1

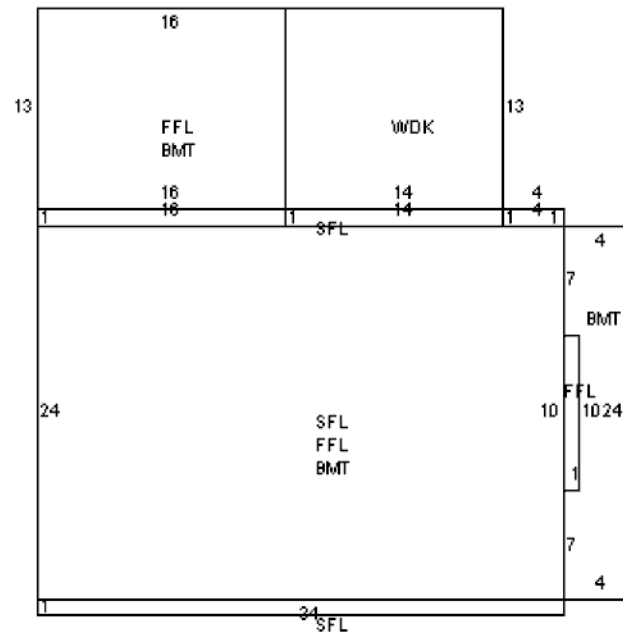
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	1

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,126	32.170	36,227	
FFL	1ST FLOOR	1,050	128.690	135,126	
SFL	2ND FLOOR	884	128.690	113,763	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		3,256	Total:	289,334	
Size Ad	1934	Gross Area	3256	FinArea	1934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID

111 18 0			
Appr Value	JCod	JFact	Juris. Value
23,900			23,900
1,400			1,400
Total: 25,300			

Total Yard Items: 25,300 Total Special Features:

Total: 25,300