Map	Lot	Sublot	Building	Unit	CARD
110	6	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	879,800	/	879,800
USE VALUE:	879,800	/	879,800
ASSESSED:	879,800	/	879,800

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SELF CRAIG		
Owner 2:			
Owner 3:			
Street 1:	31 BYPASS RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-1201	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1957, having primarily WOOD Exterior and 2262 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer	8	DRILLD
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.950	280,500		599,300	879,800
Total Card	0.950	280,500		599,300	879,800
Total Parcel	0.950	280,500		599,300	879,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.03 | /Parcel: 389.03

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/09/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 110 6 0

!720!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	264,600	0	.95	593,200	857,800		Year End Roll	12/2/2024
2024	101	FV	257,900	0	.95	581,500	839,400		Year end	11/9/2023
2023	101	FV	236,000	0	.95	547,300	783,300	783,300	Year end	11/3/2022
2022	101	FV	205,300	0	.95	496,000	701,300	701,300	Year End Roll	10/19/2021
2021	101	FV	188,000	0	.95	427,600	615,600	615,600	Year End Roll	10/15/2020
2020	101	FV	186,300	0	.95	434,400	620,700	620,700	Year End Roll	9/26/2019
2019	101	FV	169,000	0	.95	420,100	589,100	589,100	Create Final va	6/4/2019
2018	101	FV	169,000	0	.95	420,100	589,100	589,100	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:07:12

LAST REV

Date	Time
05/09/18	15:22:15
apro	

USER DEFINED

Prior Id # 1:	13 10 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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 720

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NATWIG, DAVID	18727-263		12/1/1987		260,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2004	3027	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
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 ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41382		SQUARE FE	PRIME SITE		0	8.76	1.65	R2									599,314						599,300	

Total AC/HA:	0.95000	Total SF/SM:	41382	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	599,314	Spl Credit		Total:	599,300

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:	8 - BRICK VEN	50	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

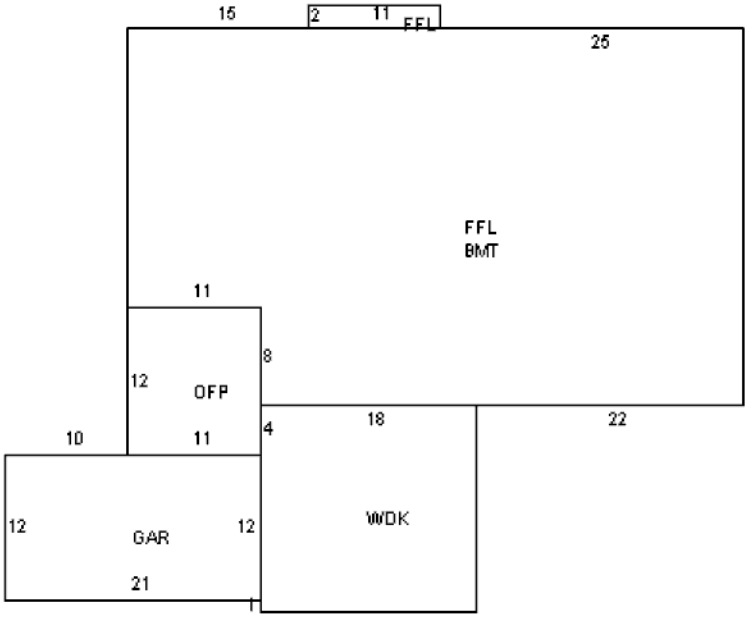
Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

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

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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

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

RES BREAKDOWN

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

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:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	B		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	32.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	32.5	%

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	1.14603961
Const Adj.:	1.04549992
Adj $ / SQ:	172.539
Other Features:	39500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415512
Depreciation:	135041
Depreciated Total:	280471

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	469559.6000

Juris. Factor:		Before Depr:	172.54
Special Features:	0	Val/Su Net:	75.85
Final Total:	280500	Val/Su SzAd	185.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,515	172.540	261,396
BMT	BASEMENT	1,493	64.700	96,600
WDK	WOOD DECK	306	20.230	6,190
GAR	GARAGE	252	38.520	9,707
OFP	OPEN PORCH	132	16.050	2,119

Net Sketched Area:	3,698			Total:	376,012
Size Ad	1515	Gross Area	3698	FinArea	2262

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

110 6 0

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	