Total Card / Total Parcel
APPRAISED: 1,167,200 / 1,167,200
USE VALUE: 1,167,200 / 1,167,200
ASSESSED: 1,167,200 / 1,167,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ZHU QI
Owner 2:	
Owner 3:	
Street 1:	47 GRANT AVE
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02478		Type:	

PREVIOUS OWNER

Owner 1:	DUNLEAVY SARA A -
Owner 2:	-
Street 1:	32 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-1202

NARRATIVE DESCRIPTION

This parcel contains 2.19 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1961, having primarily BRICK Exterior and 3354 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.190	454,000		713,200	1,167,200
Total Card	2.190	454,000		713,200	1,167,200
Total Parcel	2.190	454,000		713,200	1,167,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.00 | /Parcel: 348.00

Legal Description
300

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID: 110 2 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	429,300	0	2.19	706,000	1,135,300		Year End Roll	12/2/2024
2024	101	FV	423,400	0	2.19	690,600	1,114,000		Year end	11/9/2023
2023	101	FV	420,500	0	2.19	650,600	1,071,100	1,071,100	Year end	11/3/2022
2022	101	FV	376,600	0	2.19	590,600	967,200	967,200	Year End Roll	10/19/2021
2021	101	FV	359,000	0	2.19	510,600	869,600	869,600	Year End Roll	10/15/2020
2020	101	FV	356,000	0	2.19	518,600	874,600	874,600	Year End Roll	9/26/2019
2019	101	FV	337,700	0	2.19	501,800	839,500	839,500	Create Final va	6/4/2019
2018	101	FV	337,700	0	2.19	501,800	839,500	839,500	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT | | PAT ACCT. | 724

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNLEAVY SARA A	37512-309		12/30/2002		780,000	No	No		
LECHTENBERG EDW	30473-213		7/28/1999		720,000	No	No		
GRANDE, ORLANDO	19730-87		3/30/1989		477,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/1999	1814	MANUAL	16,000	C	2/24/2000			3 skylites & windo
5/21/1997	1188	SCREENPR	10,000	C	3/17/1998			3/17/98 100%
6/24/1994	508-94	RENOVATI	40,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
2/24/2000	MEAS+INSPCTD	600	
3/17/1998	MEAS/EXT INS	602	
1/18/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PROPERTY FACTORS

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

User Acct
0

GIS Ref

GIS Ref

Insp Date
05/09/18

!724!

PRINT
Date	Time
09/26/25	15:07:35

LAST REV
Date	Time
05/09/18	15:23:50

apro

USER DEFINED

Prior Id # 1:	13 14 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:	

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		80000		SQUARE FE	PRIME SITE		0	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.353		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									12,355						12,400	

Total AC/HA:	2.18955	Total SF/SM:	95377	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	713,155	Spl Credit	Total:	713,200

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	16 - STONE VE	25 %
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C+ - AVG. (+)
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:		%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:		%
Bsmnt Flr:	
Subfloor:	
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	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Field	Value		
Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Field	Value	
Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	30.5	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.92889088
Const Adj.:	1.06750000
Adj $ / SQ:	127.915
Other Features:	74924
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653222
Depreciation:	199233
Depreciated Total:	453989

COMMENTS

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: 10			BRs: 3		Baths: 3			HB			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 788782.2393

Field	Value	Field	Value
Juris. Factor:		Before Depr:	140.71
Special Features:	0	Val/Su Net:	67.20
Final Total:	454000	Val/Su SzAd	135.36

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,170	31.980	69,394
FFL	1ST FLOOR	2,170	127.920	277,576
SFL	2ND FLOOR	1,184	127.920	151,452
PAT	PATIO	1,008	14.980	15,100
OSP	SCRN PORCH	224	24.070	5,393

Net Sketched Area:	6,756		Total:	518,915
Size Ad	3354	Gross Area	6756	FinArea	3354

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 110 2 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:	