

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LI BAIQING
Owner 2:	HAN MEI
Owner 3:	
Street 1:	36 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1202 Type:

PREVIOUS OWNER

Owner 1:	KNOCHOWSKI - ADAM
Owner 2:	KNOCHOWSKI - JEANNETTE
Street 1:	36 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

NARRATIVE DESCRIPTION

This parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1958, having primarily WOOD SHING Exterior and 3480 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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
				Sewer		
				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		80000		SQUARE FE	PRIME SITE		0	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.543		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									19,005						19,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.380	868,500	12,000	719,800	1,600,300
Total Card 2.380 868,500 12,000 719,800 1,600,300					
Total Parcel 2.380 868,500 12,000 719,800 1,600,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 459.86		/Parcel: 459.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	796,900	11200	2.38	712,600	1,520,700		Year End Roll	12/2/2024
2024	101	FV	787,800	11200	2.38	696,300	1,495,300		Year end	11/9/2023
2023	101	FV	677,900	11200	2.38	656,300	1,345,400	1,345,400	Year end	11/3/2022
2022	101	FV	578,400	11700	2.38	596,300	1,186,400	1,186,400	Year End Roll	10/19/2021
2021	101	FV	513,800	11700	2.38	516,300	1,041,800	1,041,800	Year End Roll	10/15/2020
2020	101	FV	504,900	11700	2.38	524,300	1,040,900	1,040,900	Year End Roll	9/26/2019
2019	101	FV	469,600	11700	2.38	507,500	988,800	988,800	Create Final va	6/4/2019
2018	101	FV	469,600	11700	2.38	507,500	988,800	988,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNOCHOWSKI,ADAM	69010-104		3/15/2017		1,112,500	No	No		
COMJEAN ,MARC G	52514-219		4/2/2009	FAMILY		1	No	No	Marc G. Comjean DOD 12.7.12
COMJEAN MARC G,	51762-329		10/6/2008	FAMILY		1	No	No	ESTATE RELEASE OF JUDITH 08-15-2002
	9200-223		8/1/1958			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2019	R-19-0209	MANUAL	100,000	C	2/25/2020			Replace drywall &
9/20/2017	6857	FINISH B	67,286	C				Finish a portion o
9/17/2009	4270	ADDITION	169,000	C	7/14/2011			construct single s
7/27/2009	4234	RENOVATI	80,000	C	7/14/2011			reno kit & dining;
11/16/2005	3319	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	PERMIT VISIT	622	K Cuoco
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/28/2010	MEAS+INSPCTD	25	D ERSKINE
10/27/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	MEAS+INSPCTD	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	13 15 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:	

