

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DHAR BAL MUKUND
Owner 2:	DHAR JASMINE
Owner 3:	
Street 1:	42 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1202 Type:

PREVIOUS OWNER

Owner 1:	VO - HANHPHUONG
Owner 2:	-
Street 1:	42 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

NARRATIVE DESCRIPTION

This parcel contains .81 ACRES of land mainly classified as ONE FAM with a SPLIT LEVEL Building built about 1956, having primarily WOOD SHING Exterior and 4526 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bd rms.

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		
n				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		35282.8		SQUARE FE	PRIME SITE		0	8.76	1.89	R2									583,285						583,300	

Total AC/HA:	0.80998	Total SF/SM:	35283	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	583,285	SpI Credit	Total:	583,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.810	550,200	1,800	583,300	1,135,300
Total Card	0.810	550,200	1,800	583,300	1,135,300
Total Parcel	0.810	550,200	1,800	583,300	1,135,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		250.84	/Parcel: 250.84

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	517,900	1700	.81	577,300	1,096,900		Year End Roll	12/2/2024
2024	101	FV	517,900	1700	.81	566,000	1,085,600		Year end	11/9/2023
2023	101	FV	478,700	1700	.81	532,700	1,013,100	1,013,100	Year end	11/3/2022
2022	101	FV	491,700	2400	.81	482,700	976,800	976,800	Year End Roll	10/19/2021
2021	101	FV	431,500	2400	.81	416,200	850,100	850,100	Year End Roll	10/15/2020
2020	101	FV	445,300	2400	.81	422,800	870,500	870,500	Year End Roll	9/26/2019
2019	101	FV	431,500	2400	.81	408,800	842,700	842,700	Create Final va	6/4/2019
2018	101	FV	431,500	2400	.81	408,800	842,700	842,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VO,HANHPHUONG	79420-574		12/23/2021		1,005,000	No	No		
SASISEKHARAN RA	44085-111		11/12/2004		714,000	No	No		
BASILE PATRICK	33178-521		7/2/2001		604,250	No	No		
DIMINICO, LOUIS	14970-112		4/14/1983		137,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2015	6100	ROOF	17,000	C				Strip and re-roof
10/24/2007	3796	SHED		C	6/3/2009			install 10x12 shed

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2022	INFO FR MLS	625	J Frank
5/9/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/11/2005	MEAS/EXT INS	600	
1/18/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	13 17 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:	

Legal Description	User Acct
303	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 111 16 0

Date	Time
09/26/25	15:07:55
Date	Time
06/07/22	13:35:50
apro	
727	

PAT ACCT.

Date	Time
09/26/25	15:07:55
06/07/22	13:35:50
apro	
727	

PRINT

LAST REV

!727!

