



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 46 |        | BYPASS RD, LINCOLN    |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | GREGORY JAY S       |
| Owner 2:  | GREGORY VALERIE A   |
| Owner 3:  |                     |
| Street 1: | 46 BYPASS RD        |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-1202 Type:    |

**PREVIOUS OWNER**

|           |                   |
|-----------|-------------------|
| Owner 1:  | BARKAS - MARY ANN |
| Owner 2:  | GREGORY - JAY S   |
| Street 1: | 46 BYPASS RD      |
| Twn/City: | LINCOLN           |
| St/Prov:  | MA Cntry          |
| Postal:   | 01773-1202        |

**NARRATIVE DESCRIPTION**

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1966, having primarily WOOD SHING Exterior and 4020 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 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   |      |             |
| 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     |          | 41381.6     |                    | SQUARE FE | PRIME SITE |           | 0          | 8.76       | 1.65 | R2    |            |           |        |   |        |   |        |   | 599,311         |           |   |           |        |      | 599,300   |       |

|              |         |              |       |             |     |         |               |           |        |         |            |        |         |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.94999 | Total SF/SM: | 41382 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 2 | Total: | 599,311 | SpI Credit | Total: | 599,300 |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Land Size | Building Value  | Yard Items                     | Land Value | Total Value            |
|--------------|-----------|-----------------|--------------------------------|------------|------------------------|
| 101          | 0.950     | 862,200         |                                | 599,300    | 1,461,500              |
| Total Card   |           | 0.950           | 862,200                        | 599,300    | 1,461,500              |
| Total Parcel |           | 0.950           | 862,200                        | 599,300    | 1,461,500              |
| Source:      |           | Market Adj Cost | Total Value per SQ unit /Card: |            | 363.56 /Parcel: 363.56 |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 837,800    | 0         | .95       | 593,200    | 1,431,000   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 833,100    | 0         | .95       | 581,500    | 1,414,600   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 730,000    | 0         | .95       | 547,300    | 1,277,300   | 1,277,300     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 626,200    | 0         | .95       | 496,000    | 1,122,200   | 1,122,200     | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 568,400    | 0         | .95       | 427,600    | 996,000     | 996,000       | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 509,600    | 0         | .95       | 434,400    | 944,000     | 944,000       | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 485,400    | 0         | .95       | 420,100    | 905,500     | 905,500       | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 485,400    | 0         | .95       | 420,100    | 905,500     | 905,500       | Year End Roll   | 9/28/2017  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code  | Sale Price | V  | Tst | Verif | Notes       |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-------------|
| BARKAS,MARY ANN | 79554-465 |      | 1/19/2022  | CONVENIENC | 100        | No | No  |       |             |
| BARKAS MARY ANN | 45270-351 |      | 5/27/2005  | CONVENIENC | 99         | No | No  |       | LIFE ESTATE |
| BARKAS MARY ANN | 45270-349 |      | 5/27/2005  | CONVENIENC | 99         | No | No  |       |             |
| BARKAS MARY ANN | 36861-93  |      | 10/29/2002 | CONVENIENC | 1          | No | No  |       |             |
| MRAKOVICH, VINC | 10915-177 |      | 8/1/1965   |            | 34,000     | No | No  |       |             |

**BUILDING PERMITS**

| Date      | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|-----------|--------|----------|---------|-----|------------|----------|------------|--------------------|
| 2/28/2006 | 3366   | ADDITION | 300,000 | C   | 5/10/2007  |          |            | +great room over g |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 12/13/2024 | MEAS/EXT INS | 6   | JN        |
| 10/8/2013  | MEAS+INSPCTD | 25  | D ERSKINE |
| 5/10/2007  | MEAS+INSPCTD | 100 |           |
| 6/29/2006  | MEAS+INSPCTD | 50  |           |
| 1/16/1996  | MEAS+INSPCTD | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA

**USER DEFINED**

|                |         |
|----------------|---------|
| Prior Id # 1:  | 13 18 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:         |         |

**PRINT**

| Date     | Time     |
|----------|----------|
| 09/26/25 | 15:08:02 |

**LAST REV**

| Date     | Time     |
|----------|----------|
| 01/07/25 | 09:24:00 |

apro 728

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