

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HE BING
Owner 2:	XAN XIAO
Owner 3:	
Street 1:	47 ELDRED STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02420-1420 Type:

**PREVIOUS OWNER**

Owner 1:	NEW LIFE COMMUNITY CHURCH -
Owner 2:	-
Street 1:	45 WALDEN ST
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

**NARRATIVE DESCRIPTION**

This Parcel contains 2.33 ACRES of land mainly classified as

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
132	UNDEV		0.3		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									10,500						10,500	
601	C61 10Y		2.03		ACRES	WOODS		0	35,000.	1.00	R2									71,050			88			179	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
601	2.030			179	179
132	0.300			10,500	10,500
Total Card		2.330		10,679	10,679
Total Parcel		2.330		10,679	10,679
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	2.33	81,600	81,600		Year End Roll	12/2/2024
2024	132	FV		0	2.33	69,900	69,900		Year end	11/9/2023
2023	132	FV		0	2.33	69,900	69,900	69,900	Year end	11/3/2022
2022	132	FV		0	2.33	69,900	69,900	69,900	Year End Roll	10/19/2021
2021	132	FV		0	2.33	69,900	69,900	69,900	Year End Roll	10/15/2020
2020	132	FV		0	2.33	69,900	69,900	69,900	Year End Roll	9/26/2019
2019	132	FV		0	2.33	69,900	69,900	69,900	Create Final va	6/4/2019
2018	101	FV		0	2.33	69,900	69,900	69,900	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEW LIFE COMMUN	63894-19		7/10/2014	INVOLV CHARI	703,000	No	No		
MILDER LARRY I,	27635-111		9/2/1997	INVOLV CHARI	410,000	Yes	No		
C T T ASSOCIATE	25367-554		5/26/1995	PARTIAL INTR	245,000	Yes	No		MOSTLY IN CONCORD
SMETHURST CHEST	16821-303		2/25/1986		340,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/19/2025	INFO FM PLAN	7	SB

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot Properties Inc.**

**USER DEFINED**

Prior Id # 1:	13 19 1
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:	

