

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 11 | | BYPASS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | DESANCTIS SUSAN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 11 BYPASS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1201 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------------|
| Owner 1: | KALAJIAN MICHAEL H JR - |
| Owner 2: | KALAJIAN SETA E - |
| Street 1: | 11 BYPASS RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1201 |

NARRATIVE DESCRIPTION

This parcel contains 4.397 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1967, having primarily VINYL Exterior and 3395 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 8.76 | 1.00 | R2 | | | | | | | | | 700,800 | | | | | | 700,800 | |
| 101 | ONE FAM | | 2.56 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R2 | | | | | | | | | 89,600 | | | | | | 89,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|-----------|---------------------------------------|------------|-----------------|-------------|
| 101 | 4.397 | 493,700 | 13,500 | 790,400 | 1,297,600 |
| Total Card 4.397 493,700 13,500 790,400 1,297,600 | | | | | |
| Total Parcel 4.397 493,700 13,500 790,400 1,297,600 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 382.21 | | /Parcel: 382.21 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 426,500 | 12600 | 4.397 | 783,200 | 1,222,300 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 418,200 | 12600 | 4.397 | 756,800 | 1,187,600 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 415,400 | 12600 | 4.397 | 716,800 | 1,144,800 | 1,144,800 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 364,800 | 12600 | 4.397 | 656,800 | 1,034,200 | 1,034,200 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 337,500 | 12600 | 4.397 | 576,800 | 926,900 | 926,900 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 314,900 | 12600 | 4.397 | 584,800 | 912,300 | 912,300 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 320,600 | 12600 | 4.397 | 568,000 | 901,200 | 901,200 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 320,600 | 12600 | 4.397 | 568,000 | 901,200 | 901,200 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| KALAJIAN MICHAEL H JR | 29727-484 | | 1/27/1999 | | 546,000 | No | No | | |
| MOSZKA, ANNA | 13847-233 | | 11/29/1979 | | 160,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| 8/10/2006 | 3496 | MANUAL | | C | | | | Install a wood bur |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 12/13/2024 | MEAS/EXT INS | 6 | JN |
| 10/8/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/12/2007 | MEAS+INSPCTD | 100 | |
| 2/17/2000 | MEAS+INSPCTD | 600 | |
| 12/21/1995 | MEAS/EXT INS | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 13 3 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: | |

