

109

19

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

903,000 /

903,000 /

903,000 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

903,000 /

903,000 /

ASSESSed:

903,000 /

903,000 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THE EDINBURG CENTER INC
Owner 2:	
Owner 3:	
Street 1:	1040 WALTHAM ST
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	BRAY THOMAS P -
Owner 2:	MICU LINDA M -
Street 1:	19 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as CHARITY with a RANCH Building built about 1965, having primarily CLAPBOARD Exterior and 2497 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 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	B	CESSPL
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
905	CHARITY		41382		SQUARE FE	PRIME SITE		0	8.76	1.65	R2									599,314						599,300	

Total AC/HA:	0.95000	Total SF/SM:	41382	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 2	Total:	599,314	SpI Credit		Total:	599,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	0.950	303,200	500	599,300	903,000
Total Card 0.950 303,200 500 599,300 903,000					
Total Parcel 0.950 303,200 500 599,300 903,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		361.63	/Parcel: 361.63

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV	308,600	500	.95	593,200	902,300		Year End Roll	12/2/2024
2024	905	FV	301,000	500	.95	581,500	883,000		Year end	11/9/2023
2023	905	FV	276,100	500	.95	547,300	823,900	823,900	Year end	11/3/2022
2022	905	FV	234,600	700	.95	496,000	731,300	731,300	Year End Roll	10/19/2021
2021	905	FV	215,400	700	.95	427,600	643,700	643,700	Year End Roll	10/15/2020
2020	905	FV	213,400	700	.95	434,400	648,500	648,500	Year End Roll	9/26/2019
2019	905	FV	194,300	700	.95	420,100	615,100	615,100	Create Final va	6/4/2019
2018	905	FV	194,300	700	.95	420,100	615,100	615,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAY THOMAS P	50930-465		3/25/2008	INVOLV CHARI	473,000	No	No		
BRAY THOMAS P T	50930-463		3/25/2008	FAMILY	100	No	No		
BRAY THOMAS P,	41491-500		11/24/2003	CONVENIENC	100	No	No		
BRAY THOMAS P,	41491-478		11/24/2003	CONVENIENC	100	No	No		
JOHN K. KIMBALL	21936-102		4/13/1992	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2008	3911	RENOVATI	51,249	C	6/26/2008			convert gar to 2 r
9/15/2004	3036	SHED	500	C	4/30/2005			4/30 50%
12/17/2003	2838	MANUAL	5,000	C	4/30/2005			enclose sides of c

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	MEAS/EXT INS	6	JN
2/24/2009	MEAS+INSPCTD	100	
6/26/2008	PERMIT VISIT	100	
5/23/2008	CERT OF OCC	10	MARK R
6/29/2006	MEAS/EXT INS	50	
3/21/2006	MEAS+INSPCTD	100	
4/30/2005	MEAS+INSPCTD	615	
11/20/2004	M&L EXTERIOR	615	
6/12/2004	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	13 4 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 15:08:50
LAST REV
Date Time
01/07/25 09:32:08
apro
736

Parcel ID 109 19 0

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