

109

18

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

797,100 /

USE VALUE:

797,100 /

797,100

ASSESSed:

797,100 /

797,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	POULOS THEODORE
Owner 2:	
Owner 3:	
Street 1:	17 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Poulos - Sophie
Owner 2:	-
Street 1:	PO Box 283
Twn/City:	Arlington
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1958, having primarily CLAPBOARD Exterior and 1250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 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		40075.19922		SQUARE FE	PRIME SITE		0	8.76	1.70	R2									595,877						595,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	200,800	400	595,900	797,100
Total Card	0.920	200,800	400	595,900	797,100
Total Parcel	0.920	200,800	400	595,900	797,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		637.68	/Parcel: 637.68

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	189,300	400	.92	589,800	779,500		Year End Roll	12/2/2024
2024	101	FV	180,500	400	.92	578,200	759,100		Year end	11/9/2023
2023	101	FV	165,600	400	.92	544,200	710,200	710,200	Year end	11/3/2022
2022	101	FV	144,000	600	.92	493,200	637,800	637,800	Year End Roll	10/19/2021
2021	101	FV	132,200	600	.92	425,100	557,900	557,900	Year End Roll	10/15/2020
2020	101	FV	131,000	600	.92	431,900	563,500	563,500	Year End Roll	9/26/2019
2019	101	FV	119,200	600	.92	417,700	537,500	537,500	Create Final va	6/4/2019
2018	101	FV	117,500	600	.92	417,700	535,800	535,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Poulos ,Sophie	60844-471		12/28/2012	FAMILY		1	No	No	
Poulos TR,Sophi	60844-465		12/28/2012	FAMILY		1	No	No	
Poulos,Charles	60844-460		12/28/2012	FAMILY		1	No	No	
GUNARIS, THEODO	15050-133		6/7/1983		85,000		No	No	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92000 Total SF/SM: 40075 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 2 Total: 595,877 Spl Credit Total: 595,900



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	13 5 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:	

!737!

PRINT

Date	Time
09/26/25	15:08:55

LAST REV

Date	Time
05/09/18	15:15:27

apro	737
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