Map	Lot	Sublot	Building	Unit	CARD
110	9	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	862,000	/	862,000
USE VALUE:	862,000	/	862,000
ASSESSED:	862,000	/	862,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	GOH CHUAN YEN IAN
Owner 2:	WONG MENG LAI NICOLE
Owner 3:	
Street 1:	21 BYPASS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CONLEE - CAROLYN
Owner 2:	FONG-MURDOCK - BRIAN
Street 1:	21 BYPASS ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily ALUMINUM Exterior and 2259 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.000	254,900	2,100	605,000	862,000
Total Card	1.000	254,900	2,100	605,000	862,000
Total Parcel	1.000	254,900	2,100	605,000	862,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.62 | /Parcel: 381.62

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	10/26/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 110 9 0

!739!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	241,400	2000	1.	598,800	842,200		Year End Roll	12/2/2024
2024	101	FV	206,400	2000	1.	587,100	795,500		Year end	11/9/2023
2023	101	FV	189,800	2000	1.	552,500	744,300	744,300	Year end	11/3/2022
2022	101	FV	163,000	2000	1.	500,700	665,700	665,700	Year End Roll	10/19/2021
2021	101	FV	150,100	2000	1.	431,700	583,800	583,800	Year End Roll	10/15/2020
2020	101	FV	140,700	2000	1.	438,600	581,300	581,300	Year End Roll	9/26/2019
2019	101	FV	127,800	2000	1.	424,100	553,900	553,900	Create Final va	6/4/2019
2018	101	FV	104,100	2000	1.	424,100	530,200	530,200	Year End Roll	9/28/2017

PRINT

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

LAST REV

Date	Time
05/02/24	11:39:54

apro

USER DEFINED

Prior Id # 1:	13 7 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 739

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLEE,CAROLYN	77614-592		4/27/2021	DIVORCE/ESTA	870,000	No	No		
DRAKE TR,MARTHA	68574-260		12/12/2016	DIVORCE/ESTA	390,000	No	No		
DRAKE TR,JACK P	55635-338		10/21/2010	DIVORCE/ESTA		No	No		
DRAKE JACK P,	54974-189		7/12/2010	FAMILY		No	No		
DRAKE GEORGIA	28076-230		1/14/1998	CONVENIENC	1	No	No		GEORGIA D HAS LIFE ESTATE
EST. BERTHA GAR	8286-150		1/19/1954	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2021	R-21-0245	FINISH B	45,000	C	12/7/2021			Finish part of bas
8/16/2021	MEC-21-001	MANUAL	14,000	O				Installation of 5
7/12/2021	R-21-0160	MANUAL	1,671	C				Air sealing attic
1/10/2019	7297	BATH	5,000	C				Convert closet to
2/28/2017	6672	RENOVATI	100,000	C	1/30/2018			Interior renovatio
11/19/2012	5241	ROOF	10,000	C				repair damaged roo

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2020	QUESTIONNAIR	624	W Coelho
1/30/2018	CnfmdBldgDpt	618	G BOURGAULT
10/26/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43559.999		SQUARE FE	PRIME SITE		0	8.76	1.59	R2									605,034						605,000	

Total AC/HA:	1.00000	Total SF/SM:	43560	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	605,034	Spl Credit		Total:	605,000

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	3 - ALUMINUM
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

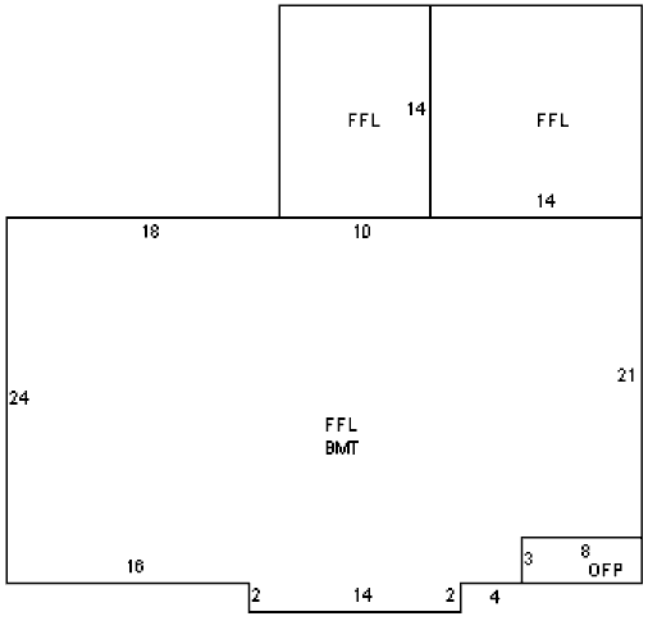
COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 2					HB		

SKETCH



GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	GD - Good	23. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.4 %

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	1.19510388
Const Adj.:	0.99000001
Adj $ / SQ:	170.374
Other Features:	57750
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332728
Depreciation:	77858
Depreciated Total:	254870

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	423478.2101

Juris. Factor:		Before Depr:	153.34
Special Features:	0	Val/Su Net:	106.92
Final Total:	254900	Val/Su SzAd	189.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,348	170.370	229,664
BMT	BASEMENT	1,012	80.930	81,899
OFP	OPEN PORCH	24	16.050	385

Net Sketched Area:	2,384			Total:	311,948
Size Ad	1348	Gross Area	2384	FinArea	2259

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	90		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	275	A	FR	1955	38.52	T	80	101			2,100			2,100

More:	N	Total Yard Items:	2,100	Total Special Featues:	
Total:	2,100				

PARCEL ID

110 9 0

IMAGE

AssessPro Patriot Properties, Inc