

110

8

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

930,800 /

930,800 /

930,800 /

USE VALUE:

ASSESSed:

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STRILIGAS STELA
Owner 2:	ALMODOVAR GABRIEL
Owner 3:	
Street 1:	25 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HERMANN - RICHARD C
Owner 2:	-
Street 1:	25 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily VINYL Exterior and 1832 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 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

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		40510.80078		SQUARE FE	PRIME SITE		0	8.76	1.68	R2									597,023						597,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	311,200	22,600	597,000	930,800
Total Card 0.930 311,200 22,600 597,000 930,800					
Total Parcel 0.930 311,200 22,600 597,000 930,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 508.08		/Parcel: 508.08	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	293,700	21100	.93	590,900	905,700		Year End Roll	12/2/2024
2024	101	FV	286,500	21100	.93	579,300	886,900		Year end	11/9/2023
2023	101	FV	263,000	21100	.93	545,200	829,300	829,300	Year end	11/3/2022
2022	101	FV	225,100	24100	.93	494,100	743,300	743,300	Year End Roll	10/19/2021
2021	101	FV	206,900	24100	.93	426,000	657,000	657,000	Year End Roll	10/15/2020
2020	101	FV	205,000	24100	.93	432,800	661,900	661,900	Year End Roll	9/26/2019
2019	101	FV	186,900	24100	.93	418,500	629,500	629,500	Create Final va	6/4/2019
2018	101	FV	186,900	24100	.93	418,500	629,500	629,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERMANN,RICHARD	75138-327		7/16/2020		950,000	No	No		
HERMANN,RICHARD	73225-201		9/4/2019	DIVORCE/ESTA		1	No	No	
CHAN BRYAN C,	54097-192		1/4/2010	CHD>SALE	494,500	No	No		
BISSON JOSEPH J	45124-33		5/4/2005		520,000	No	No		
BISSON JOSEPH J	41102-149		10/3/2003	CONVENIENC		1	No	No	
WILLEMIN JULIAN	33314-1		7/25/2001	FAMILY	330,000	No	No		appraised for \$370,000
WILLEMIN, JULIA	27040-102		2/3/1997	CONVENIENC	100	No	No		
	9153-294		5/1/1958		24,000	No	No		

BUILDING PERMITS

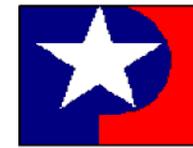
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/15/2020	R-20-0233	MANUAL	2,773	C				Cellulose insulati
6/10/2016	6458	APARTMEN	150,000	C	1/17/2017			Create an accessor
11/29/2011	4939	GARAGE	4,000	C	1/14/2012			change 2 gar doors
10/27/2010	4590	FENCE		C				erect fence along
7/8/2010	4513	RENO-ADD	100,000	C	7/14/2011			construct family r
10/11/2000	2107	BARN	10,000	C	5/19/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	
6/7/2002	MEAS+INSPCTD	600	
5/19/2001	MEAS/EXT INS	615	
10/31/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.93000 Total SF/SM: 40511 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 2 Total: 597,023 Spl Credit Total: 597,000



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	13 8 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	15:09:16

LAST REV

Date	Time
08/30/21	11:21:41

apro	740
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