



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	14 1 1
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:	

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAMARJIAN TR GREGORY L
Owner 2:	SAMARJIAN TR ANN MARIE
Owner 3:	SAMJARJIAN IRREVOCABLE TRUST
Street 1:	50 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1202 Type:

PREVIOUS OWNER

Owner 1:	SAMARJIAN TR - GREGORY L
Owner 2:	SAMARJIAN TR - ANN M
Street 1:	50 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

NARRATIVE DESCRIPTION

This parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 1934 Square Feet, with 1 Unit, 2 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		
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	7.25	1.00	R1									580,000					580,000	TEMP RT 2 ADJUSTME	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									12,705					12,700		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.200	338,700	27,100	592,700	958,500
Total Card	2.200	338,700	27,100	592,700	958,500
Total Parcel	2.200	338,700	27,100	592,700	958,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		495.60	/Parcel: 495.60

Legal Description	User Acct
3253	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	320,400	25300	2.2	559,100	904,800		Year End Roll	12/2/2024
2024	101	FV	315,900	25300	2.2	546,900	888,100		Year end	11/9/2023
2023	101	FV	313,600	25300	2.2	570,900	909,800	909,800	Year end	11/3/2022
2022	101	FV	276,200	34200	2.2	517,300	827,700	827,700	Year End Roll	10/19/2021
2021	101	FV	263,100	34200	2.2	450,900	748,200	748,200	Year End Roll	10/15/2020
2020	101	FV	260,800	34200	2.2	295,900	590,900	590,900	Year End Roll	9/26/2019
2019	101	FV	247,200	34200	2.2	265,100	546,500	546,500	Create Final va	6/4/2019
2018	101	FV	247,200	33400	2.2	265,100	545,700	545,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMARJIAN TR,GR	68160-138		10/6/2016	FAMILY		1	No	No	
SAMARJIAN GREGO	56547-465		3/2/2011	FAMILY		1	No	No	
SAMARJIAN GREGO	32531-563		3/21/2001	CONVENIENC		1	No	No	
SAMARJIAN, GREG	27197-161		4/9/1997	CONVENIENC		1	No	No	
SAMARJIAN, G. +	27197-155		4/9/1997	CONVENIENC		1	No	No	
SAMARJIAN, GREG	27015-149		1/27/1997	CONVENIENC		1	No	No	
SAMARJIAN, GREG	27015-138		1/27/1997	CONVENIENC		1	No	No	
SAMARJIAN GREGO	25231-93		3/17/1995	CONVENIENC			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2003	2737	SHED		C	5/15/2004			
10/16/1996	1071-96	W/S FLUE		C	6/3/1997			
10/21/1993	375	NEW HOME	115,000	C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
6/3/1997	MEAS/EXT INS	602	
12/21/1995	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

