

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZHU QI
Owner 2:	
Owner 3:	
Street 1:	47 GRANT AVE
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: Y
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	DUNLEAVY SARA A -
Owner 2:	-
Street 1:	32 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1202

NARRATIVE DESCRIPTION

This Parcel contains 2.19 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1961, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Influ	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	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									10,590						10,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	359,000		2.190	510,600	869,600	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 259.27						/Parcel: 259.27

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,000	0	2.19	518,600	874,600	874,600	Year End Roll	9/26/2019
2019	101	FV	337,700	0	2.19	501,800	839,500	839,500	Create Final value 2019	6/4/2019
2018	101	FV	337,700	0	2.19	501,800	839,500	839,500	Year End Roll	9/28/2017
2017	101	FV	328,500	0	2.19	487,400	815,900	815,900	Year End Roll	9/29/2016
2016	101	FV	322,400	0	2.19	487,400	809,800	809,800	Year End Roll	1/14/2016
2015	101	FV	319,300	0	2.19	414,600	733,900	733,900	Year End	10/2/2014
2014	101	FV	297,900	0	2.19	373,000	670,900	670,900	Year End Roll	1/23/2014
2013	101	FV	291,800	0	2.19	362,600	654,400	654,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUNLEAVY SARA A	37512-309		12/30/2002		780000	No	No			
LECHTENBERG EDW	30473-213		7/28/1999		720000	No	No			
GRANDE, ORLANDO	19730-87		3/30/1989		477000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/29/1999	1814	MANUAL	16,000	C	2/24/2000			3 skylites & windo
5/21/1997	1188	SCREENPR	10,000	C	3/17/1998			3/17/98 100%
6/24/1994	508-94	RENOVATI	40,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
2/24/2000	MEAS+INSPCTD	600	
3/17/1998	MEAS/EXT INS	602	
1/18/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.18955	Total SF/SM:	95376.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	510,590	SpI Credit	Total:	510,600
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