

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	175,300		0.920	425,100	600,400
Total Card		175,300	0.920	425,100	600,400
Total Parcel		175,300	0.920	425,100	600,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 255.52		/Parcel: 255.52	

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

10/28/11
Insp Date

OWNERSHIP

Owner 1: RAZAVITOUSI SHOLEH
Owner 2: HOSSEINZADEH JAFAR
Owner 3:
Street 1: 19 BYPASS RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773-1201 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	173,800	0	.92	431,900	605,700	605,700	Year End Roll	9/26/2019
2019	101	FV	159,000	0	.92	417,700	576,700	576,700	Create Final value 2019	6/4/2019
2018	101	FV	159,000	0	.92	417,700	576,700	576,700	Year End Roll	9/28/2017
2017	101	FV	157,500	0	.92	405,400	562,900	562,900	Year End Roll	9/29/2016
2016	101	FV	156,000	0	.92	405,400	561,400	561,400	Year End Roll	1/14/2016
2015	101	FV	153,000	0	.92	343,500	496,500	496,500	Year End	10/2/2014
2014	101	FV	147,100	0	.92	308,100	455,200	455,200	Year End Roll	1/23/2014
2013	101	FV	144,100	0	.92	299,300	443,400	443,400	Year End Roll	10/25/2012

Parcel ID 109 17 0

Date	Time
10/22/20	15:40:02
Date	Time
02/15/12	16:06:23
brennanp	
738	

USER DEFINED

Prior Id # 1: 13 6 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:

PREVIOUS OWNER

Owner 1: MULKEEN MARY ELISABETH -
Owner 2: -
Street 1: 19 BYPASS RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-1201

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MULKEEN MARY EL	42731-289		5/7/2004		470000	No	No			
GHEITH, DOROTHY	25311-330		4/28/1995	OTHER	198000	No	No			OWNER NEAR BANKRPTCY
GHEITH, MOHAMED	16906-109		4/11/1986	FAMILY	0	No	No			

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/13/2004	2916	ROOF		C	3/14/2005			
5/12/1995	708-95	RENOVATI	35,000	C	7/7/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/28/2005	MEAS/EXT INS	600	
5/18/1996	MEAS+INSPCTD	606	
12/21/1995	MEAS/EXT INS	606	

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 Infru	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	6.25	1.697	R2									425,141						425,100	

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 425,141	Spl Credit	Total: 425,100
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