



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
27		BYPASS RD, LINCOLN
OWNERSHIP		
Owner 1: MALONEY JR BERNARD C		
Owner 2:		
Owner 3:		
Street 1: 27 BYPASS RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1201	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	185,800		0.930	426,000	611,800
Total Card 185,800 0.930 426,000 611,800					
Total Parcel 185,800 0.930 426,000 611,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 270.18		/Parcel: 270.18	

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

Insp Date	05/09/18
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**PREVIOUS OWNER**

Owner 1:	LINSTROM PETER J -
Owner 2:	LINSTROM MAYBELLE L -
Street 1:	27 BYPASS RD
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	184,200	0	.93	432,800	617,000	617,000	Year End Roll	9/26/2019
2019	101	FV	167,900	0	.93	418,500	586,400	586,400	Create Final value 2019	6/4/2019
2018	101	FV	167,900	0	.93	418,500	586,400	586,400	Year End Roll	9/28/2017
2017	101	FV	166,300	0	.93	406,200	572,500	572,500	Year End Roll	9/29/2016
2016	101	FV	164,700	0	.93	406,200	570,900	570,900	Year End Roll	1/14/2016
2015	101	FV	161,400	0	.93	344,200	505,600	505,600	Year End	10/2/2014
2014	101	FV	154,900	0	.93	308,700	463,600	463,600	Year End Roll	1/23/2014
2013	101	FV	151,600	0	.93	299,900	451,500	451,500	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINSTROM PETER	38861-580		4/18/2003		415000	No	No			well failed. \$35000 install hy
	8818-333		9/1/1956		17000	No	No			

**NARRATIVE DESCRIPTION**

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
10/26/2009	MEAS/EXT INS	25	D ERSKINE
1/9/2004	ABATE-INSPEC	600	
1/10/1996	MEAS+INSPCTD	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		40510.80078		SQUARE FE	PRIME SITE		0	6.25	1.682	R2									425,958						426,000	

Total AC/HA:	0.93000	Total SF/SM:	40510.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	425,958	Spl Credit	Total:	426,000
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