

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OLD FARM RD, LINCOLN

OWNERSHIP

Owner 1:	FINNERTY TR RICHARD E
Owner 2:	FINNERTY TR WENDY M
Owner 3:	R FINNERTY/2 FINNERTY TRUSTS
Street 1:	12 HARBORVIEW DRIVE
Street 2:	
Twn/City:	RYE
St/Prov:	NH Cntry Own Occ: Y
Postal:	03870 Type:

PREVIOUS OWNER

Owner 1:	FINNERTY - RICHARD E
Owner 2:	FINNERTY - WENDY M
Street 1:	7 OLD FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2201

NARRATIVE DESCRIPTION

This parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1973, having primarily CLAPBOARD Exterior and 4060 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 1 Bdrm.

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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									70						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.847	425,400	18,800	798,500	1,242,700
Total Card 1.847 425,400 18,800 798,500 1,242,700					
Total Parcel 1.847 425,400 18,800 798,500 1,242,700					
Source: Market Adj Cost		Total Value per SQ unit /Card:		306.05	/Parcel: 306.05

Legal Description	User Acct
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	384,400	17600	1.847	775,300	1,177,300		Year End Roll	12/2/2024
2024	101	FV	650,900	17600	1.847	760,100	1,428,600		Year end	11/9/2023
2023	101	FV	500,100	17600	1.847	700,100	1,217,800	1,217,800	Year end	11/3/2022
2022	101	FV	425,100	19000	1.847	632,900	1,077,000	1,077,000	Year End Roll	10/19/2021
2021	101	FV	388,800	19000	1.847	560,100	967,900	967,900	Year End Roll	10/15/2020
2020	101	FV	363,800	19000	1.847	560,100	942,900	942,900	Year End Roll	9/26/2019
2019	101	FV	344,600	0	1.847	542,500	887,100	887,100	Create Final va	6/4/2019
2018	101	FV	344,600	0	1.847	542,500	887,100	887,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINNERTY,RICHAR	1591-29		7/6/2022	CONVENIENC	99	No	No		
SWANSON RD. RLT	852-17		7/23/1974		110,000	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2017	6918	GARAGE	60,000	C	6/29/2018			Construct a garage
10/2/2017	6873	DEMOLITI	15,000	C				Demolish carport a
1/25/2008	3876	RENOVATI	15,000	C				reno master bth

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	625	J Frank
11/14/2019	ABATE-INSPEC	624	W Coelho
1/7/2019	PERMIT VISIT	622	K Cuoco
11/13/2012	ABATE-INSPEC	618	G BOURGAULT
5/19/2008	INFO FM PRMT	100	
11/6/2007	MEAS+INSPCTD	100	
6/21/2007	MEAS/EXT INS	616	D MANZELLO
12/22/1998	ABATE-INSPEC	600	
9/9/1998	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	46 9 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	16:14:10

LAST REV

Date	Time
06/27/24	12:02:51

apro 1346

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