

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		ASPEN CR, LINCOLN

OWNERSHIP

Owner 1:	FARRAR ASSOCIATES
Owner 2:	C/O FIRSTSERVICE RESIDENTIAL
Owner 3:	
Street 1:	PO BOX 34778
Street 2:	
Twn/City:	CHARLOTTE
St/Prov:	NC Cntry Own Occ:
Postal:	28234-4778 Type:

PREVIOUS OWNER

Owner 1:	FARRAR POND CONDO -
Owner 2:	-
Street 1:	
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 8.6 ACRES of land mainly classified as CONDO CONDO with a N/A Building built about , having primarily N/A E

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-3	Open Sp Re	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
998	CONDO		6.76345		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									236,721						236,700	

Total AC/HA:	8.60000	Total SF/SM:	374616	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	1,035,121	SpI Credit		Total:	1,035,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	8.600			1,035,100	1,035,100
Total Card	8.600			1,035,100	1,035,100
Total Parcel	8.600			1,035,100	1,035,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

Legal Description	User Acct
MASTER CONDO RECORD PHASEII	
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	998	FV		0	8.6	1,011,900	1,011,900		Year End Roll	12/2/2024
2024	998	FV		0	8.6	962,900	962,900		Year end	11/9/2023
2023	998	FV		0	8.6	902,900	902,900	902,900	Year end	11/3/2022
2022	998	FV		0	8.6	835,700	835,700	835,700	Year End Roll	10/19/2021
2021	998	FV		0	8.6	762,900	762,900	762,900	Year End Roll	10/15/2020
2020	998	FV		0	8.6	762,900	762,900	762,900	Year End Roll	9/26/2019
2019	998	FV		0	8.6	745,300	745,300	745,300	Create Final va	6/4/2019
2018	998	FV		0	8.6	745,300	745,300	745,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRAR POND CON	13013-522		7/9/1976			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 1 4
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	19:29:36

LAST REV

Date	Time
06/25/25	13:54:12

meadorse 2846

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