



PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		FARRAR RD, LINCOLN

OWNERSHIP

Owner 1:	ABRAHAM ION C
Owner 2:	ABRAHAM MELINDA K
Owner 3:	
Street 1:	41 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

Owner 1:	ACKERMAN DAVID -
Owner 2:	ACKERMAN KATE -
Street 1:	41 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5013

NARRATIVE DESCRIPTION

This Parcel contains 1.29 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1954, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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

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		56192.398		SQUARE FE	PRIME SITE		0	6.78	1.297	R3									493,975						494,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	262,700	2,200	1.290	494,000	758,900
Total Card	262,700	2,200	1.290	494,000	758,900
Total Parcel	262,700	2,200	1.290	494,000	758,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		331.05	/Parcel: 331.05

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

GIS Ref
GIS Ref
Insp Date
11/29/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	262,700	2200	1.29	494,000	758,900	758,900	Year End Roll	9/28/2017
2017	101	FV	257,600	2200	1.29	466,300	726,100	726,100	Year End Roll	9/29/2016
2016	101	FV	253,900	2200	1.29	452,400	708,500	708,500	Year End Roll	1/14/2016
2015	101	FV	244,000	2200	1.29	418,900	665,100	665,100	Year End	10/2/2014
2014	101	FV	241,500	2200	1.29	375,200	618,900	618,900	Year End Roll	1/23/2014
2013	101	FV	236,500	2200	1.39	370,800	609,500	609,500	Year End Roll	10/25/2012
2012	101	FV	236,500	2200	1.39	407,900	646,600	646,600	Year End	1/26/2012
2011	101	FV	241,500	2200	1.39	414,600	658,300	658,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ACKERMAN DAVID,	50046-565		8/31/2007		750000	No	No			
FADDOUL NATALIE	35268-61		4/12/2002		690000	No	No			
	8327-172		9/19/1954		0	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/6/2013	5616	RENOVATI	13,315	C				expand master clos
12/5/2013	5612	MANUAL	9,000	C				install insulation
4/26/2004	2895	SHED		C	6/13/2006			6/26 5% 4/30 95% 6

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	50	J NOONE
4/30/2005	MEAS/EXT INS	615	D VELUTTI
6/26/2004	MEAS/EXT INS	615	D VELUTTI
12/13/2003	MEAS/EXT INS	615	D VELUTTI
10/27/2001	M&L COMPLETE	615	D VELUTTI
5/21/1996	MEAS+INSPCTD	606	J SMITH
4/18/1996	MEAS/EXT INS	606	J SMITH
11/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

