



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STEEDLY MARY M
Owner 2:	
Owner 3:	
Street 1:	4 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

PREVIOUS OWNER

Owner 1:	SNELLING - JOHN R
Owner 2:	SNELLING - JACQUELYN H
Street 1:	4 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5012

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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		43560		SQUARE FE	PRIME SITE		0	6.78	1.586	R3									468,281						468,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	375,500		1.000	468,300	843,800	2059	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		347.67	/Parcel:	347.67	Insp Date
						Land Unit Type:	08/07/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	375,500	0	1.	468,300	843,800	843,800	Year End Roll	9/28/2017
2017	101	FV	366,200	0	1.	442,000	808,200	808,200	Year End Roll	9/29/2016
2016	101	FV	354,700	0	1.	428,900	783,600	783,600	Year End Roll	1/14/2016
2015	101	FV	351,600	0	1.	397,100	748,700	748,700	Year End	10/2/2014
2014	101	FV	324,800	0	1.	355,700	680,500	680,500	Year End Roll	1/23/2014
2013	101	FV	318,800	0	1.	345,300	664,100	664,100	Year End Roll	10/25/2012
2012	101	FV	324,800	0	1.	379,900	704,700	704,700	Year End	1/26/2012
2011	101	FV	330,900	0	1.	386,100	717,000	717,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SNELLING ,JOHN	62743-119		10/4/2013		870000	No	No			
SNELLING TR,JOH	61849-114		5/22/2013	FAMILY		1	No	No		
SNELLING JACQUE	30220-223		5/13/1999	CONVENIENC		1	No	No		
SNELLING JOHN R	13964-373		5/12/1980	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2017	6881	MANUAL	4,000	C				Install a wood bur
10/31/2013	5591	FENCE		C				3 ft post & rail f
5/21/1997	1189	RENOVATI	71,000	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
3/7/1998	MEAS+INSPCTD	602	D TUCKER
4/15/1996	MEAS+INSPCTD	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

