

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MULCAHY DOUGLAS J
Owner 2:	MULCAHY BEVERLY T FERRIS
Owner 3:	
Street 1:	29 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .97 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		42253.19922		SQUARE FE	PRIME SITE		0	6.78	1.625	R3									465,623						465,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	361,300	1,700	0.970	465,600	828,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 289.32						/Parcel: 289.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	361,300	1700	.97	465,600	828,600	828,600	Year End Roll	9/28/2017
2017	101	FV	354,800	1700	.97	439,500	796,000	796,000	Year End Roll	9/29/2016
2016	101	FV	349,700	1700	.97	426,500	777,900	777,900	Year End Roll	1/14/2016
2015	101	FV	337,000	1700	.97	394,900	733,600	733,600	Year End	10/2/2014
2014	101	FV	333,800	1700	.97	353,700	689,200	689,200	Year End Roll	1/23/2014
2013	101	FV	327,500	1700	.97	343,400	672,600	672,600	Year End Roll	10/25/2012
2012	101	FV	327,500	1700	.97	377,700	706,900	706,900	Year End	1/26/2012
2011	101	FV	333,800	1700	.97	383,900	719,400	719,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYON WILLIAM J	13787-367		9/13/1979		90000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2016	6629	ROOF	10,650	C				Strip & re-roof dw
11/7/2016	6617	MANUAL	4,956	C				Insulate the attic

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	INFO AT DOOR	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	M COLE
4/15/1996	MEAS+INSPECTD	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.97000	Total SF/SM: 42253.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 465,623	Spl Credit	Total: 465,600
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