



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WARDELL PATRICK R
Owner 2:	WARDELL LAURIE R
Owner 3:	
Street 1:	20 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KRAFT - ALFRED L
Owner 2:	MEANY - MADALON C
Street 1:	20 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5012

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1860, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		40510		SQUARE FE	PRIME SITE		0	6.78	1.682	R3									462,077						462,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	698,000	17,500	0.930	462,100	1,177,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 259.98						/Parcel: 259.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	698,000	17500	.93	462,100	1,177,600	1,177,600	Year End Roll	9/28/2017
2017	101	FV	697,800	17500	.93	436,200	1,151,500	1,151,500	Year End Roll	9/29/2016
2016	101	FV	506,700	12300	.93	423,200	942,200	942,200	Year End Roll	1/14/2016
2015	101	FV	476,500	12300	.93	391,900	880,700	880,700	Year End	10/2/2014
2014	101	FV	454,900	12300	.93	351,000	818,200	818,200	Year End Roll	1/23/2014
2013	101	FV	442,000	12300	.93	340,800	795,100	795,100	Year End Roll	10/25/2012
2012	101	FV	442,000	12300	.93	374,800	829,100	829,100	Year End	1/26/2012
2011	101	FV	479,000	12300	.93	381,000	872,300	872,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KRAFT,ALFRED L	65574-258		6/19/2015		1250000	No	No			
KRAFT ALFRED L,	53874-207		11/20/2009	FAMILY		1	No	No		
DANOSKY MARY	19609-380		1/24/1989		290000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/30/2000	1901	ADDITION	152,500	C	6/20/2001			addition and move

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
4/28/2016	SALES INSP	618	G BOURGAULT
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/20/2001	MEAS/EXT INS	613	M COLE
4/15/1996	MEAS+INSPCTD	606	J SMITH
12/7/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92998	Total SF/SM:	40509.93	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	462,077	SpI Credit		Total:	462,100
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