



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAUNTON-RIGBY TR ALISON
Owner 2:	
Owner 3:	ALLISON TAUNTON-RIGBY 2003 TR
Street 1:	8 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

PREVIOUS OWNER

Owner 1:	TAUNTON RIGBY ALISON -
Owner 2:	-
Street 1:	8 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) CAPE Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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	286,400		1.000	468,300	754,700		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 297.89						/Parcel: 297.89	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	286,400	0	1.	468,300	754,700	754,700	Year End Roll	9/28/2017
2017	101	FV	280,900	0	1.	442,000	722,900	722,900	Year End Roll	9/29/2016
2016	101	FV	276,800	0	1.	428,900	705,700	705,700	Year End Roll	1/14/2016
2015	101	FV	265,900	0	1.	397,100	663,000	663,000	Year End	10/2/2014
2014	101	FV	263,100	0	1.	355,700	618,800	618,800	Year End Roll	1/23/2014
2013	101	FV	257,700	0	1.	345,300	603,000	603,000	Year End Roll	10/25/2012
2012	101	FV	257,700	0	1.	379,900	637,600	637,600	Year End	1/26/2012
2011	101	FV	263,100	0	1.	386,100	649,200	649,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TAUNTON RIGBY A	54314-456		2/22/2010	FAMILY		100	No	No		
TAUNTON-RIGBY R	16885-367		4/2/1986	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/2/2011	4810	ROOF		C				strip & re-roof dw
6/1/2010	4473	ROOF		C				Strip & re-roof dw
7/21/2008	4003	RENO-GAR	14,000	C	5/26/2009			reno existing gara

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2009	PERMIT VISIT	25	D ERSKINE
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	D VELUTTI
4/15/1996	MEAS+INSPCTD	606	J SMITH
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	468,281	SpI Credit:		Total:	468,300
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