

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BEARD ANDREW D
Owner 2:	BEARD SUSAN S
Owner 3:	
Street 1:	32 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5011 Type:

PREVIOUS OWNER

Owner 1:	BEARD ANDREW D -
Owner 2:	BEARD SUSAN S -
Street 1:	32 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5011

NARRATIVE DESCRIPTION

This Parcel contains 1.47 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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		64033		SQUARE FE	PRIME SITE		0	6.78	1.175	R3									509,923						509,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	399,800		1.470	509,900	909,700	z325	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		260.62	/Parcel:	260.62	Insp Date
						Land Unit Type:	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	399,800	0	1.47	509,900	909,700	909,700	Year End Roll	9/28/2017
2017	101	FV	383,800	0	1.47	481,300	865,100	865,100	Year End Roll	9/29/2016
2016	101	FV	377,400	0	1.47	467,100	844,500	844,500	Year End Roll	1/14/2016
2015	101	FV	364,500	0	1.47	432,500	797,000	797,000	Year End	10/2/2014
2014	101	FV	361,300	0	1.47	387,300	748,600	748,600	Year End Roll	1/23/2014
2013	101	FV	354,900	0	1.47	376,000	730,900	730,900	Year End Roll	10/25/2012
2012	101	FV	354,900	0	1.47	413,700	768,600	768,600	Year End	1/26/2012
2011	101	FV	376,300	8200	1.47	420,400	804,900	804,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEARD ANDREW D,	32092-20		11/22/2000	CONVENIENC		1	No	No		
ROGERS, CHRIS B	25550-346		8/7/1995		385000	No	No			
STIMMELL GRACE	20029-124		8/24/1989		290000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/31/2005	3193	RENO-ADD	400,000	C				ren kit & baths ad
6/5/2000	1992	WDK	5,800	C	6/8/2001			
6/17/1994	499-94	RENOVATI	8,000	C	8/24/1995			
6/17/1994	499-94	RENOVATI	8,000	C	8/24/1995			
6/11/1993	262	RENO-GAR	6,000	C	12/27/1993			
5/11/1993	234	REMOVE		C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS+INSPCTD	615	D VELUTTI
6/8/2001	MEAS/EXT INS	613	M COLE
5/17/1996	MEAS+INSPCTD	606	J SMITH
4/15/1996	MEAS+INSPCTD	606	J SMITH
8/24/1995	PERMIT VISIT	606	J SMITH
12/27/1993	PERMIT VISIT	600	PA
11/12/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.47000	Total SF/SM:	64033.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	509,923	Spl Credit		Total:	509,900
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