



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MONTERO PETER C
Owner 2:	MONTERO RUTH W
Owner 3:	
Street 1:	28 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5006 Type:

PREVIOUS OWNER

Owner 1:	DEAN ANNE L -
Owner 2:	-
Street 1:	28 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5006

NARRATIVE DESCRIPTION

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1954, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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		45738		SQUARE FE	PRIME SITE		0	6.78	1.524	R3									472,711						472,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	361,100	2,000	1.050	472,700	835,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 296.51						/Parcel: 296.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	361,100	2000	1.05	472,700	835,800	835,800	Year End Roll	9/28/2017
2017	101	FV	352,300	2000	1.05	446,200	800,500	800,500	Year End Roll	9/29/2016
2016	101	FV	341,300	2000	1.05	433,000	776,300	776,300	Year End Roll	1/14/2016
2015	101	FV	338,400	2000	1.05	400,900	741,300	741,300	Year End	10/2/2014
2014	101	FV	318,100	2000	1.05	359,100	679,200	679,200	Year End Roll	1/23/2014
2013	101	FV	315,100	2000	1.05	348,600	665,700	665,700	Year End Roll	10/25/2012
2012	101	FV	320,900	2000	1.05	383,500	706,400	706,400	Year End	1/26/2012
2011	101	FV	326,800	2000	1.05	389,700	718,500	718,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DEAN ANNE L,	39607-470		6/18/2003		795000	No	No			
YOUNG ROBIN C/L	23660-217		9/16/1993		330000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/4/2014	5767	RENOVATI	32,000	C	5/27/2015			Remodel mudroom, f
10/26/2012	5207	RENOVATI	38,000	C	6/10/2013			remodel the mst ba
5/11/2011	4721	ROOF	8,770	C				strip & re-roof ma
3/11/1994	430	ADDITION	80,000	C	7/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
6/10/2013	MEAS+INSPCTD	25	D ERSKINE
10/6/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
1/15/2002	M&L COMPLETE	613	M COLE
4/15/1996	MEAS+INSPCTD	606	J SMITH
7/18/1995	INSPECTED	600	PA
7/5/1994	FIELDREV CHG	600	PA
12/14/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.05000	Total SF/SM:	45738.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	472,711	SpI Credit		Total:	472,700
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

