



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CHESTNUT CR, LINCOLN

OWNERSHIP

Owner 1:	FARRAR POND CONDO
Owner 2:	C/O BARKAN MGMT CO
Owner 3:	
Street 1:	63 SOUTH ST
Street 2:	
Twn/City:	HOPKINGTON
St/Prov:	MA Cntry Own Occ:
Postal:	01748 Type:

PREVIOUS OWNER

Owner 1:	FARRAR POND CONDO -
Owner 2:	-
Street 1:	
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 9.56 ACRES of land mainly classified as CONDO CONDO with a(n) N/A Building Built about , Having Primarily N/

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
998	CONDO		7.72346		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									231,704						231,700	

Total AC/HA:	9.56001	Total SF/SM:	416434.03	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	774,104	SpI Credit		Total:	774,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
998			9.560	774,100	774,100	MASTER CONDO RECORD PHASE I	
						Entered Lot Size	
						Total Land:	
						Land Unit Type:	
Total Card			9.560	774,100	774,100		
Total Parcel			9.560	774,100	774,100		
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	998	FV		0	9.56	774,100	774,100	774,100	Year End Roll	9/28/2017
2017	998	FV		0	9.56	743,700	743,700	743,700	Year End Roll	9/29/2016
2016	998	FV		0	9.56	728,500	728,500	728,500	Year End Roll	1/14/2016
2015	998	FV		0	9.56	691,700	691,700	691,700	Year End	10/2/2014
2014	998	FV		0	9.56	643,700	643,700	643,700	Year End Roll	1/23/2014
2013	998	FV		0	9.56	631,700	631,700	631,700	Year End Roll	10/25/2012
2012	998	FV		0	9.56	231,700	231,700	231,700	Year End	1/26/2012
2011	998	FV		0	9.56				Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARRAR POND CON	12663-076		7/8/1974			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	98 1 3
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/03/18	06:18:49

LAST REV

Date	Time
06/11/12	15:39:43
brennanp	
2845	

