



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLIAMSON JAMES C
Owner 2:	WILLIAMSON ELIZABETH F
Owner 3:	
Street 1:	25 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5000 Type:

PREVIOUS OWNER

Owner 1:	DOWNEY EDWARD F JR -
Owner 2:	DOWNEY ELIZABETH F -
Street 1:	25 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5000

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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		40075		SQUARE FE	PRIME SITE		0	7.	1.697	R3									476,157						476,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct					
101	280,600	5,800	0.920	476,200	762,600	2038	0					
							GIS Ref					
							GIS Ref					
Total Card					280,600	5,800	0.920	476,200	762,600	Entered Lot Size		
Total Parcel					280,600	5,800	0.920	476,200	762,600	Total Land:		
Source: Market Adj Cost			Total Value per SQ Unit /Card:		354.24	/Parcel:	354.24	Land Unit Type:		Insp Date		
											05/06/14	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	267,200	5800	.92	461,200	734,200	734,200	Create Final value 2019	6/4/2019
2018	101	FV	267,200	5800	.92	461,200	734,200	734,200	Year End Roll	9/28/2017
2017	101	FV	262,300	5800	.92	435,300	703,400	703,400	Year End Roll	9/29/2016
2016	101	FV	258,500	5800	.92	422,400	686,700	686,700	Year End Roll	1/14/2016
2015	101	FV	248,800	5800	.92	391,100	645,700	645,700	Year End	10/2/2014
2014	101	FV	232,400	5800	.92	350,300	588,500	588,500	Year End Roll	1/23/2014
2013	101	FV	227,600	5800	.92	340,100	573,500	573,500	Year End Roll	10/25/2012
2012	101	FV	227,600	5800	.92	374,100	607,500	607,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOWNEY EDWARD F	29522-348		12/15/1998		520000	No	No			
ALLSTON RILEY	12060-528		8/19/1971		43000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/26/2013	5528	MANUAL	5,000	C				sheet metal work f
7/2/2013	5459	RENOVATI	85,857	C	11/25/2013			kit & 1/2 bath ren
8/20/2008	4025	RENOVATI	11,000	C				replace glass/rebu
7/21/2004	2980	RENOVATI	45,000	C	4/30/2005			convert screen por
4/16/2004	2886	RENOVATI	25,000	C	6/26/2004			bathroom 6/26 50%
11/29/1994	631-94	ROOF	20	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
7/19/2010	MEAS/EXT INS	25	D ERSKINE
4/30/2005	MEAS+INSPCTD	615	
6/26/2004	MEAS/EXT INS	615	
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
6/11/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

