

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NEURATH PAUL
Owner 2:	NEURATH KAREN
Owner 3:	
Street 1:	33 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47480		SQUARE FE	PRIME SITE		0	7.	1.479	R3									491,708						491,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	199,300	2,200	1.090	491,700	693,200
Total Card	199,300	2,200	1.090	491,700	693,200
Total Parcel	199,300	2,200	1.090	491,700	693,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		375.11	/Parcel: 375.11

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	193,500	2200	1.09	476,300	672,000	672,000	Create Final value 2019	6/4/2019
2018	101	FV	193,500	2200	1.09	476,300	672,000	672,000	Year End Roll	9/28/2017
2017	101	FV	189,600	2200	1.09	449,600	641,400	641,400	Year End Roll	9/29/2016
2016	101	FV	189,600	2200	1.09	436,200	628,000	628,000	Year End Roll	1/14/2016
2015	101	FV	181,800	2200	1.09	403,900	587,900	587,900	Year End	10/2/2014
2014	101	FV	179,800	2200	1.09	361,800	543,800	543,800	Year End Roll	1/23/2014
2013	101	FV	175,900	2200	1.09	351,200	529,300	529,300	Year End Roll	10/25/2012
2012	101	FV	175,900	2200	1.09	386,300	564,400	564,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KULKA J PETER	22454-161		10/1/1992		208500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2018	7095	BATH	18,000	O	7/30/2018			Remodel a bathroom
12/5/1995	873-95	SCREENPR	11,000	C	6/14/1996			
1/15/1993	196	ADDITION	75,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	ENTRY DENIED	615	
4/15/1996	MEAS+INSPCTD	606	
6/27/1994	FIELDREV CHG	600	
2/4/1994	PERMIT VISIT	600	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.08999	Total SF/SM:	47479.96	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	491,708	SpI Credit		Total:	491,700
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