



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	STEEDLY MARY M
Owner 2:	
Owner 3:	
Street 1:	4 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

**PREVIOUS OWNER**

Owner 1:	SNELLING - JOHN R
Owner 2:	SNELLING - JACQUELYN H
Street 1:	4 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5012

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	7.	1.586	R3									483,476						483,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	402,900		1.000	483,500	886,400	2059	0			
							GIS Ref			
							GIS Ref			
Total Card					402,900	1.000	483,500	886,400	Entered Lot Size	
Total Parcel					402,900	1.000	483,500	886,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		365.22	/Parcel:	365.22	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	375,500	0	1.	468,300	843,800	843,800	Create Final value 2019	6/4/2019
2018	101	FV	375,500	0	1.	468,300	843,800	843,800	Year End Roll	9/28/2017
2017	101	FV	366,200	0	1.	442,000	808,200	808,200	Year End Roll	9/29/2016
2016	101	FV	354,700	0	1.	428,900	783,600	783,600	Year End Roll	1/14/2016
2015	101	FV	351,600	0	1.	397,100	748,700	748,700	Year End	10/2/2014
2014	101	FV	324,800	0	1.	355,700	680,500	680,500	Year End Roll	1/23/2014
2013	101	FV	318,800	0	1.	345,300	664,100	664,100	Year End Roll	10/25/2012
2012	101	FV	324,800	0	1.	379,900	704,700	704,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SNELLING ,JOHN	62743-119		10/4/2013		870000	No	No			
SNELLING TR,JOH	61849-114		5/22/2013	FAMILY		1	No	No		
SNELLING JACQUE	30220-223		5/13/1999	CONVENIENC		1	No	No		
SNELLING JOHN R	13964-373		5/12/1980	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2017	6881	MANUAL	4,000	C				Install a wood bur
10/31/2013	5591	FENCE		C				3 ft post & rail f
5/21/1997	1189	RENOVATI	71,000	C	3/7/1998			3/7/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
3/7/1998	MEAS+INSPCTD	602	
4/15/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	483,476	Spl Credit		Total:	483,500
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