



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		SWEET BAY LN, LINCOLN

OWNERSHIP

Owner 1:	FARRAR POND CONSERVATION TRUST
Owner 2:	C/O WILLIAM F WINCHELL
Owner 3:	
Street 1:	227 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 8.013 ACRES of land mainly classified as CHARITY

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
905	CHARITY		6.2416		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									37,450						37,400	Cons Restr
905	CHARITY		1.7714		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									10,628						10,600	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			8.013	48,000	48,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
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
2019	905	FV		0	8.013	48,000	48,000	48,000	Create Final value 2019	6/4/2019
2018	905	FV		0	8.013	48,000	48,000	48,000	Year End Roll	9/28/2017
2017	905	FV		0	8.013	48,000	48,000	48,000	Year End Roll	9/29/2016
2016	905	FV		0	8.013	48,000	48,000	48,000	Year End Roll	1/14/2016
2015	905	FV		0	8.013	48,000	48,000	48,000	Year End	10/2/2014
2014	905	FV		0	8.013	48,000	48,000	48,000	Year End Roll	1/23/2014
2013	905	FV		0	8.013	48,000	48,000	48,000	Year End Roll	10/25/2012
2012	905	FV		0	8.013	48,000	48,000	48,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PICKMAN, ANTHON	24712-499		7/19/1994	CONVENIENC		0 Yes	No			CONSERVATION LAND

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

EXTERIOR INFORMATION

Type:
Sty Ht:
(Liv) Units: Total:
Foundation:
Frame:
Prime Wall:
Sec Wall: %
Roof Struct:
Roof Cover:
Color:
View / Desir:

BATH FEATURES

Full Bath Rating:
A Bath: Rating:
3/4 Bath: Rating:
A 3QBth Rating:
1/2 Bath: Rating:
A HBth: Rating:
OthrFix: Rating:

COMMENTS

SUBDIVISION PLAN #690 BK 24712 PG 337
REC'D 7/19/94COMMON LAND; ACCESS AND VIEW EASEMENTS .

SKETCH

OTHER FEATURES

Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

GENERAL INFORMATION

Grade:
Year Blt: Eff Yr Blt:
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

CONDO INFORMATION

Location:
Total Units:
Floor:
% Own:
Name:

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes rows for Other, Upper, Lvl 2, Lvl 1, Lower, and Totals.

REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Includes a Totals row.

INTERIOR INFORMATION

Avg Ht/FL:
Prim Int Wal:
Sec Int Wall: %
Partition:
Prim Floors:
Sec Floors: %
Bsmnt Flr:
Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:
Heat Sys:
% Heated: % AC:
Solar HW: Central Vac:
% Com Wal: % Sprinkled

DEPRECIATION

Phys Cond: 0.0%
Functional: %
Economic: %
Special: 0.0%
Override: %
Total: 0%

CALC SUMMARY

Basic \$ / SQ:
Size Adj.: 1.00000000
Const Adj.: 8.00000000
Adj \$ / SQ:
Other Features: 0
Grade Factor:
Neighborhood Inf: 1.00000000
LUC Factor: 1.00
Adj Total: 0
Depreciation: 0
Depreciated Total: 0

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, and Val/Su SzAd.

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Main table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

PARCEL ID

159 3 0

IMAGE

AssessPro Patriot Properties, Inc

More: N Total Yard Items: Total Special Features: Total: