



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		ASPEN 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 8.6 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	7.	1.000	R3									560,000						560,000	
998	CONDO		6.76345		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									202,904						202,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
998			8.600	762,900	762,900	MASTER CONDO RECORD PHASEII
Total Card			8.600	762,900	762,900	Entered Lot Size
Total Parcel			8.600	762,900	762,900	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	998	FV		0	8.6	762,900	762,900	762,900	Year End Roll	9/26/2019
2019	998	FV		0	8.6	745,300	745,300	745,300	Create Final value 2019	6/4/2019
2018	998	FV		0	8.6	745,300	745,300	745,300	Year End Roll	9/28/2017
2017	998	FV		0	8.6	714,900	714,900	714,900	Year End Roll	9/29/2016
2016	998	FV		0	8.6	699,700	699,700	699,700	Year End Roll	1/14/2016
2015	998	FV		0	8.6	662,900	662,900	662,900	Year End	10/2/2014
2014	998	FV		0	8.6	614,900	614,900	614,900	Year End Roll	1/23/2014
2013	998	FV		0	8.6	602,900	602,900	602,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARRAR POND CON	13013-522		7/9/1976			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 ___/___/___

Total AC/HA:	8.60000	Total SF/SM:	374616.03	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	762,904	SpI Credit	Total:	762,900
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