



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SEECKTS TR ELEANOR R
Owner 2:	SEECKTS TR LINDA D
Owner 3:	40 FARRAR ROAD REALTY TRUST
Street 1:	40 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5011 Type:

**PREVIOUS OWNER**

Owner 1:	SEECKTS ELEANOR R -
Owner 2:	-
Street 1:	40 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5011

**NARRATIVE DESCRIPTION**

This Parcel contains 1.29 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				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		56192.39844		SQUARE FE	PRIME SITE		0	7.91	1.297	R3									576,305						576,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	244,100	2,000	1.290	576,300	822,400
Total Card	244,100	2,000	1.290	576,300	822,400
Total Parcel	244,100	2,000	1.290	576,300	822,400
Source:	Market Adj Cost	Total Value per SQ unit /Card: 428.67		/Parcel: 428.67	

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

GIS Ref
GIS Ref
Insp Date
05/17/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	226,400	2000	1.29	510,000	738,400	738,400	Year End Roll	10/15/2020
2020	101	FV	211,600	2000	1.29	510,000	723,600	723,600	Year End Roll	9/26/2019
2019	101	FV	215,300	2000	1.29	494,000	711,300	711,300	Create Final value 2019	6/4/2019
2018	101	FV	215,300	2000	1.29	494,000	711,300	711,300	Year End Roll	9/28/2017
2017	101	FV	232,100	2000	1.29	466,300	700,400	700,400	Year End Roll	9/29/2016
2016	101	FV	228,000	2000	1.29	452,400	682,400	682,400	Year End Roll	1/14/2016
2015	101	FV	219,800	2000	1.29	418,900	640,700	640,700	Year End	10/2/2014
2014	101	FV	217,700	2000	1.29	375,200	594,900	594,900	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEECKTS ELEANOR	48612-146		12/5/2006	FAMILY		1 No	No			
	9566-510		3/19/1960			No	No			

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
5/17/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
5/30/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

