



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 11 | | FARRAR RD, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------------|
| Owner 1: | BARMAKIAN NORMA D |
| Owner 2: | |
| Owner 3: | CO TRS BARMKIAN REALTY TRUST |
| Street 1: | 11 FARRAR RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-5005 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1987, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 8.56 | 1.000 | R4 | | | | | | | | | 684,800 | | | | | | 684,800 | |
| 101 | ONE FAM | | 0.003 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 90 | | | | | | 100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 754,100 | | 1.840 | 684,900 | 1,439,000 |
| Total Card | 754,100 | | 1.840 | 684,900 | 1,439,000 |
| Total Parcel | 754,100 | | 1.840 | 684,900 | 1,439,000 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 427.00 | /Parcel: 427.00 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|-----------|----------|
| Insp Date | 05/16/17 |
|-----------|----------|

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 101 | FV | 717,900 | 0 | 1.84 | 640,100 | 1,358,000 | 1,358,000 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 706,200 | 0 | 1.84 | 664,100 | 1,370,300 | 1,370,300 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 720,400 | 0 | 1.84 | 646,500 | 1,366,900 | 1,366,900 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 720,400 | 0 | 1.84 | 646,500 | 1,366,900 | 1,366,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 665,300 | 0 | 1.84 | 640,100 | 1,305,400 | 1,305,400 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 652,000 | 0 | 1.84 | 621,700 | 1,273,700 | 1,273,700 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 635,300 | 0 | 1.84 | 575,300 | 1,210,600 | 1,210,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 590,700 | 0 | 1.84 | 536,100 | 1,126,800 | 1,126,800 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| BARMAKIAN NORMA | 26550-487 | | 8/1/1996 | CONVENIENC | | 1 | No | No | | |
| BARMAKIAN, FRAN | 24822-2 | | 8/31/1994 | FAMILY | | 1 | No | No | | |
| WILLIAMS GREGOR | 14988-113 | | 4/28/1983 | | 79,950 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/16/2017 | MEAS+INSPCTD | 4 | JG |
| 6/18/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/10/2001 | M&L COMPLETE | 613 | |
| 5/20/1996 | MEAS+INSPCTD | 606 | |
| 4/15/1996 | MEAS+INSPCTD | 606 | |
| 1/1/1988 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

