



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 Infl	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	7.91	1.586	R3									546,328						546,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	447,000		1.000	546,300	993,300	2059
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 409.27						/Parcel: 409.27

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	406,100	0	1.	483,500	889,600	889,600	Year End Roll	10/15/2020
2020	101	FV	402,900	0	1.	483,500	886,400	886,400	Year End Roll	9/26/2019
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

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		870,000	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			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 ___/___/___

USER DEFINED

Prior Id # 1:	101 32 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/21	16:39:43

LAST REV

Date	Time
01/31/18	11:24:13
blakeley	
75	

