



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EDER DANIEL F
Owner 2:	FLINT HANNAH
Owner 3:	
Street 1:	20 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WARDELL - PATRICK R
Owner 2:	WARDELL - LAURIE R
Street 1:	20 FARRAR ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1860, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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		40510		SQUARE FE	PRIME SITE		0	7.91	1.682	R3									539,090						539,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	637,800	17,500	0.930	539,100	1,194,400	
Total Card		637,800	17,500	0.930	539,100	1,194,400
Total Parcel		637,800	17,500	0.930	539,100	1,194,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		263.69	/Parcel: 263.69	

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	684,100	17500	.93	477,100	1,178,700	1,178,700	Year End Roll	10/15/2020
2020	101	FV	695,100	17500	.93	477,100	1,189,700	1,189,700	Year End Roll	9/26/2019
2019	101	FV	698,000	17500	.93	462,100	1,177,600	1,177,600	Create Final value 2019	6/4/2019
2018	101	FV	698,000	17500	.93	462,100	1,177,600	1,177,600	Year End Roll	9/28/2017
2017	101	FV	697,800	17500	.93	436,200	1,151,500	1,151,500	Year End Roll	9/29/2016
2016	101	FV	506,700	12300	.93	423,200	942,200	942,200	Year End Roll	1/14/2016
2015	101	FV	476,500	12300	.93	391,900	880,700	880,700	Year End	10/2/2014
2014	101	FV	454,900	12300	.93	351,000	818,200	818,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WARDELL,PATRICK	733370-331		9/30/2019		1,240,000	No	No			
KRAFT,ALFRED L	65574-258		6/19/2015		1,250,000	No	No			
KRAFT ALFRED L,	53874-207		11/20/2009	FAMILY		1	No	No		
DANOSKY MARY	19609-380		1/24/1989		290,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/30/2019	R-19-0188	ROOF	11,000	C				Strip & re-roof dw
3/30/2000	1901	ADDITION	152,500	C	6/20/2001			addition and move

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
4/28/2016	SALES INSP	618	G BOURGAULT
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/20/2001	MEAS/EXT INS	613	
4/15/1996	MEAS+INSPCTD	606	
12/7/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

