



PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		FARRAR RD, LINCOLN
Unit #:		
Owner 1: DERMADY MARTIN B		
Owner 2: CHIN DERMADY MARGIE		
Owner 3:		
Street 1: 16 FARRAR RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5012	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	193,600	400	0.980	544,300	738,300
Total Card 193,600 400 0.980 544,300 738,300					
Total Parcel 193,600 400 0.980 544,300 738,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 503.27		/Parcel: 503.27	

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

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/17/17

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	181,600	400	.98	481,600	663,600	663,600	Year End Roll	10/15/2020
2020	101	FV	162,100	400	.98	481,600	644,100	644,100	Year End Roll	9/26/2019
2019	101	FV	157,700	400	.98	466,500	624,600	624,600	Create Final value 2019	6/4/2019
2018	101	FV	157,700	400	.98	466,500	624,600	624,600	Year End Roll	9/28/2017
2017	101	FV	153,700	0	.98	440,400	594,100	594,100	Year End Roll	9/29/2016
2016	101	FV	153,700	0	.98	427,300	581,000	581,000	Year End Roll	1/14/2016
2015	101	FV	147,700	0	.98	395,600	543,300	543,300	Year End	10/2/2014
2014	101	FV	146,200	0	.98	354,400	500,600	500,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEBBINS REALTY	23907-127		11/16/1993		267,500	No	No			
STEBBINS REALTY	20665-266		7/19/1990	PART INTERES		No	No			

NARRATIVE DESCRIPTION

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1954, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/9/2015	6302	ROOF	12,000	C				Strip & re-roof dw
10/1/1993	357	RENOVATI		C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/18/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS/EXT INS	606	
12/27/1993	PERMIT VISIT	600	
2/1/1989	INSPECTED	601	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		42688.6		SQUARE FE	PRIME SITE		0	7.91	1.612	R3									544,260						544,300	

Total AC/HA: 0.98000	Total SF/SM: 42688.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 544,260	Spl Credit	Total: 544,300
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