



PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		FARRAR RD, LINCOLN
Unit #:		
Owner 1: LEIP MICHAEL		
Owner 2:		
Owner 3:		
Street 1: 34 FARRAR ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	101,900	1,600	0.930	539,100	642,600
Total Card 101,900 1,600 0.930 539,100 642,600					
Total Parcel 101,900 1,600 0.930 539,100 642,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 854.24		/Parcel: 854.24	

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

Insp Date	05/17/17
-----------	----------

OWNERSHIP

Owner 1: MOLLOY TR - BRENDA LEE
Owner 2: CES COTTAGE REALTY TRUST -
Street 1: 43 ROCKY NECK AVENUE
Twn/City: GLOUCESTER
St/Prov: MA Cntry: Own Occ: N
Postal: 01930

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	92,500	1600	.93	477,100	571,200	571,200	Year End Roll	10/15/2020
2020	101	FV	86,300	1600	.93	477,100	565,000	565,000	Year End Roll	9/26/2019
2019	101	FV	87,900	1600	.93	462,100	551,600	551,600	Create Final value 2019	6/4/2019
2018	101	FV	87,900	1600	.93	462,100	551,600	551,600	Year End Roll	9/28/2017
2017	101	FV	84,000	1600	.93	436,200	521,800	521,800	Year End Roll	9/29/2016
2016	101	FV	82,500	1600	.93	423,200	507,300	507,300	Year End Roll	1/14/2016
2015	101	FV	79,300	1600	.93	391,900	472,800	472,800	Year End	10/2/2014
2014	101	FV	78,600	1600	.93	351,000	431,200	431,200	Year End Roll	1/23/2014

Parcel ID 176 5 0

PREVIOUS OWNER

Owner 1: MOLLOY TR - BRENDA LEE
Owner 2: CES COTTAGE REALTY TRUST -
Street 1: 43 ROCKY NECK AVENUE
Twn/City: GLOUCESTER
St/Prov: MA Cntry: Own Occ: N
Postal: 01930

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1944, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MOLLOY TR,BREND	77533-146		4/16/2021		705,000	No	No	
SEECKTS TR,ELEA	72038-227		12/20/2018	FAMILY	100	No	No	
SEECKTS ELEANOR	48612-142		12/5/2006	FAMILY	1	No	No	
SEECKTS, ELEANO	25159-376		2/8/1995	CONVENIENC		No	No	
SEECKTS, ELEANO	25085-182		12/28/1994	FAMILY	1	No	No	
SEECKTS ELEANOR	22863-177		1/27/1993	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOLLOY TR,BREND	77533-146		4/16/2021		705,000	No	No			
SEECKTS TR,ELEA	72038-227		12/20/2018	FAMILY	100	No	No			
SEECKTS ELEANOR	48612-142		12/5/2006	FAMILY	1	No	No			
SEECKTS, ELEANO	25159-376		2/8/1995	CONVENIENC		No	No		1/18TH INTEREST	
SEECKTS, ELEANO	25085-182		12/28/1994	FAMILY	1	No	No		1/18 INTEREST GIVEN	
SEECKTS ELEANOR	22863-177		1/27/1993	FAMILY		No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/13/2001	M&L COMPLETE	613	
10/27/2001	ENTRY DENIED	615	
4/15/1996	MEAS+INSPCTD	606	
5/1/1991	INSPECTED	601	

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		40510		SQUARE FE	PRIME SITE		0	7.91	1.682	R3									539,090						539,100	

Total AC/HA: 0.92998	Total SF/SM: 40509.93	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 539,090	Spl Credit	Total: 539,100
----------------------	-----------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

