



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BEARD ANDREW D
Owner 2:	BEARD SUSAN S
Owner 3:	
Street 1:	32 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5011 Type:

PREVIOUS OWNER

Owner 1:	BEARD ANDREW D -
Owner 2:	BEARD SUSAN S -
Street 1:	32 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5011

NARRATIVE DESCRIPTION

This Parcel contains 1.47 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		64033		SQUARE FE	PRIME SITE		0	7.91	1.175	R3									594,910						594,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	439,300		1.470	594,900	1,034,200	z325	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		296.29	/Parcel:	296.29	Insp Date
						Land Unit Type:	12/11/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	422,500	0	1.47	526,500	949,000	949,000	Year End Roll	10/15/2020
2020	101	FV	396,600	0	1.47	526,500	923,100	923,100	Year End Roll	9/26/2019
2019	101	FV	399,800	0	1.47	509,900	909,700	909,700	Create Final value 2019	6/4/2019
2018	101	FV	399,800	0	1.47	509,900	909,700	909,700	Year End Roll	9/28/2017
2017	101	FV	383,800	0	1.47	481,300	865,100	865,100	Year End Roll	9/29/2016
2016	101	FV	377,400	0	1.47	467,100	844,500	844,500	Year End Roll	1/14/2016
2015	101	FV	364,500	0	1.47	432,500	797,000	797,000	Year End	10/2/2014
2014	101	FV	361,300	0	1.47	387,300	748,600	748,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEARD ANDREW D,	32092-20		11/22/2000	CONVENIENC		1	No	No		
ROGERS, CHRIS B	25550-346		8/7/1995		385,000	No	No			
STIMMELL GRACE	20029-124		8/24/1989		290,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/31/2005	3193	RENO-ADD	400,000	C				ren kit & baths ad
6/5/2000	1992	WDK	5,800	C	6/8/2001			
6/17/1994	499-94	RENOVATI	8,000	C	8/24/1995			
6/17/1994	499-94	RENOVATI	8,000	C	8/24/1995			
6/11/1993	262	RENO-GAR	6,000	C	12/27/1993			
5/11/1993	234	REMOVE		C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS+INSPCTD	615	
6/8/2001	MEAS/EXT INS	613	
5/17/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
12/27/1993	PERMIT VISIT	600	
11/12/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.47000	Total SF/SM:	64033.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	594,910	Spl Credit		Total:	594,900
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

