



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOSSERT TR MARIEL K
Owner 2:	
Owner 3:	MARIEL K BOSSERT QUAL PERS RES
Street 1:	26 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DAHMEN LLOYD C -
Owner 2:	DAHMEN KATHERINE C -
Street 1:	26 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .38 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1925, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		16552.8		SQUARE FE	PRIME SITE		0	7.91	3.683	R3									482,240						482,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	337,500	5,800	0.380	482,200	825,500	3452	0				
							GIS Ref				
							GIS Ref				
Total Card					337,500	5,800	0.380	482,200	825,500	Entered Lot Size	
Total Parcel					337,500	5,800	0.380	482,200	825,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			407.86	/Parcel:	407.86	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	306,500	5800	.38	426,800	739,100	739,100	Year End Roll	10/15/2020
2020	101	FV	304,000	5800	.38	426,800	736,600	736,600	Year End Roll	9/26/2019
2019	101	FV	283,300	5800	.38	413,300	702,400	702,400	Create Final value 2019	6/4/2019
2018	101	FV	283,300	5800	.38	413,300	702,400	702,400	Year End Roll	9/28/2017
2017	101	FV	276,200	5800	.38	390,200	672,200	672,200	Year End Roll	9/29/2016
2016	101	FV	267,500	5800	.38	378,600	651,900	651,900	Year End Roll	1/14/2016
2015	101	FV	265,200	5800	.38	350,600	621,600	621,600	Year End	10/2/2014
2014	101	FV	248,800	5800	.38	314,000	568,600	568,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAHMEN LLOYD C,	54038-51		12/22/2009		699,950	No	No			
WHITE TIMOTHY &	47254-59		4/10/2006		750,000	No	No			
ARISTA CONSULTI	31180-184		2/8/2000		482,500	No	No			
DEAN ROBERT L,	29639-281		1/5/1999	CHD>SALE	345,000	No	No			
DEAN EMMA W	14161-110		12/11/1980	FAMILY	55,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/26/2011	4743	MANUAL	900	C				air sealing and in
2/23/2010	4387	RENOVATI	43,000	C	5/14/2010			remodel kit & reno
2/26/1999	1647	ADDITION	40,000	C	5/29/1999			porch 5/31/00 100
1/11/1999	1610	ROOF	3,000	C	5/29/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
7/19/2010	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
5/31/2000	MEAS/EXT INS	610	
5/29/1999	MEAS/EXT INS	602	
4/15/1996	MEAS+INSPCTD	606	
10/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

