



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CHESTNUT CR, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: FARRAR POND CONDO		
Owner 2: C/O BARKAN MGMT CO		
Owner 3:		
Street 1: PO BOX 1367		
Street 2:		
Twn/City: HICKSVILLE		
St/Prov:	NY	Cntry: Own Occ:
Postal:	11802-1367	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
998			9.560	864,500	864,500
Total Card			9.560	864,500	864,500
Total Parcel			9.560	864,500	864,500
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
MASTER CONDO RECORD PHASE I	
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS OWNER

Owner 1:	FARRAR POND CONDO -
Owner 2:	-
Street 1:	
Twn/City:	Lincoln
St/Prov:	MA Cntry:
Postal:	01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	998	FV		0	9.56	791,700	791,700	791,700	Year End Roll	10/15/2020
2020	998	FV		0	9.56	791,700	791,700	791,700	Year End Roll	9/26/2019
2019	998	FV		0	9.56	774,100	774,100	774,100	Create Final value 2019	6/4/2019
2018	998	FV		0	9.56	774,100	774,100	774,100	Year End Roll	9/28/2017
2017	998	FV		0	9.56	743,700	743,700	743,700	Year End Roll	9/29/2016
2016	998	FV		0	9.56	728,500	728,500	728,500	Year End Roll	1/14/2016
2015	998	FV		0	9.56	691,700	691,700	691,700	Year End	10/2/2014
2014	998	FV		0	9.56	643,700	643,700	643,700	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FARRAR POND CON	13232-304		7/8/1977			No	No	
FARRAR POND CON	12663-076		7/8/1974			No	No	

NARRATIVE DESCRIPTION

This Parcel contains 9.56 ACRES of land mainly classified as CONDO with a(n) N/A Building Built about , Having Primarily N/

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
998	CONDO		7.72346		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									231,704						231,700	

Total AC/HA:	9.56001	Total SF/SM:	416434.03	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	864,504	Spl Credit		Total:	864,500
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