



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BARMAKIAN NORMA D
Owner 2:	
Owner 3:	CO TRS BARMAKIAN REALTY TRUST
Street 1:	11 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5005 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1987, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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		80000		SQUARE FE	PRIME SITE		0	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	885,000		1.840	740,100	1,625,100
Total Card	885,000		1.840	740,100	1,625,100
Total Parcel	885,000		1.840	740,100	1,625,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		482.23	/Parcel: 482.23

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	754,100	0	1.84	684,900	1,439,000	1,439,000	Year End Roll	10/19/2021
2021	101	FV	717,900	0	1.84	640,100	1,358,000	1,358,000	Year End Roll	10/15/2020
2020	101	FV	706,200	0	1.84	664,100	1,370,300	1,370,300	Year End Roll	9/26/2019
2019	101	FV	720,400	0	1.84	646,500	1,366,900	1,366,900	Create Final value 2019	6/4/2019
2018	101	FV	720,400	0	1.84	646,500	1,366,900	1,366,900	Year End Roll	9/28/2017
2017	101	FV	665,300	0	1.84	640,100	1,305,400	1,305,400	Year End Roll	9/29/2016
2016	101	FV	652,000	0	1.84	621,700	1,273,700	1,273,700	Year End Roll	1/14/2016
2015	101	FV	635,300	0	1.84	575,300	1,210,600	1,210,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BARMAKIAN NORMA	26550-487		8/1/1996	CONVENIENC		1 No	No	
BARMAKIAN, FRAN	24822-2		8/31/1994	FAMILY		1 No	No	
WILLIAMS GREGOR	14988-113		4/28/1983		79,950	No	No	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	MEAS+INSPCTD	4	JG
6/18/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
5/20/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
1/1/1988	INSPECTED	601	

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

USER DEFINED

Prior Id # 1:	101 15 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/18/22	16:08:09

LAST REV

Date	Time
03/06/20	13:16:19
blakeley	
55	

