



**PROPERTY LOCATION**

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

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: DERMADY MARTIN B  
 Owner 2: CHIN DERMADY MARGIE  
 Owner 3: \_\_\_\_\_  
 Street 1: 16 FARRAR RD  
 Street 2: \_\_\_\_\_  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry \_\_\_\_\_ Own Occ: Y  
 Postal: 01773-5012 Type: \_\_\_\_\_

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1954, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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		42688.6		SQUARE FE	PRIME SITE		0	8.75	1.612	R3									602,058						602,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	222,800	700	0.980	602,100	825,600
Total Card	222,800	700	0.980	602,100	825,600
Total Parcel	222,800	700	0.980	602,100	825,600
Source: Market Adj Cost	Total Value per SQ unit /Card: 562.78		/Parcel: 562.78		

**Legal Description**

Entered Lot Size \_\_\_\_\_  
 Total Land: \_\_\_\_\_  
 Land Unit Type: \_\_\_\_\_

**User Acct**

0  
 GIS Ref \_\_\_\_\_  
 GIS Ref \_\_\_\_\_  
 Insp Date 05/17/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	193,600	400	.98	544,300	738,300	738,300	Year End Roll	10/19/2021
2021	101	FV	181,600	400	.98	481,600	663,600	663,600	Year End Roll	10/15/2020
2020	101	FV	162,100	400	.98	481,600	644,100	644,100	Year End Roll	9/26/2019
2019	101	FV	157,700	400	.98	466,500	624,600	624,600	Create Final value 2019	6/4/2019
2018	101	FV	157,700	400	.98	466,500	624,600	624,600	Year End Roll	9/28/2017
2017	101	FV	153,700	0	.98	440,400	594,100	594,100	Year End Roll	9/29/2016
2016	101	FV	153,700	0	.98	427,300	581,000	581,000	Year End Roll	1/14/2016
2015	101	FV	147,700	0	.98	395,600	543,300	543,300	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
STEBBINS REALTY	23907-127		11/16/1993		267,500	No	No	
STEBBINS REALTY	20665-266		7/19/1990	PART INTERES		No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/9/2015	6302	ROOF	12,000	C				Strip & re-roof dw
10/1/1993	357	RENOVATI		C	12/27/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/18/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS/EXT INS	606	
12/27/1993	PERMIT VISIT	600	
2/1/1989	INSPECTED	601	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

