

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TAUNTON-RIGBY TR ALISON
Owner 2:	
Owner 3:	ALLISON TAUNTON-RIGBY 2003 TR
Street 1:	8 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

**PREVIOUS OWNER**

Owner 1:	TAUNTON RIGBY ALISON -
Owner 2:	-
Street 1:	8 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5012

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1930, Having Primarily WOOD SHING 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:				Topo		
D				Street	1	PAVED
s				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		43560		SQUARE FE	PRIME SITE		0	8.75	1.586	R3									604,345						604,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	443,800		1.000	604,300	1,048,100
Total Card		443,800	1.000	604,300	1,048,100
Total Parcel		443,800	1.000	604,300	1,048,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 413.70		/Parcel: 413.70	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	10/24/18
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	373,500	0	1.	546,300	919,800	919,800	Year End Roll	10/19/2021
2021	101	FV	338,000	0	1.	483,500	821,500	821,500	Year End Roll	10/15/2020
2020	101	FV	301,200	0	1.	483,500	784,700	784,700	Year End Roll	9/26/2019
2019	101	FV	286,400	0	1.	468,300	754,700	754,700	Create Final value 2019	6/4/2019
2018	101	FV	286,400	0	1.	468,300	754,700	754,700	Year End Roll	9/28/2017
2017	101	FV	280,900	0	1.	442,000	722,900	722,900	Year End Roll	9/29/2016
2016	101	FV	276,800	0	1.	428,900	705,700	705,700	Year End Roll	1/14/2016
2015	101	FV	265,900	0	1.	397,100	663,000	663,000	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TAUNTON RIGBY A	54314-456		2/22/2010	FAMILY		100	No	No
TAUNTON-RIGBY R	16885-367		4/2/1986	FAMILY			No	No

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/29/2021	R-21-0249	SOLAR PA	11,596	C				Install 11 roof-mo
8/2/2011	4810	ROOF		C				strip & re-roof dw
6/1/2010	4473	ROOF		C				Strip & re-roof dw
7/21/2008	4003	RENO-GAR	14,000	C	5/26/2009			reno existing gara

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/24/2018	MEAS/EXT INS	622	K Cuoco
5/26/2009	PERMIT VISIT	25	D ERSKINE
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	116 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:	

