



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEECKTS TR ELEANOR R
Owner 2:	SEECKTS TR LINDA D
Owner 3:	40 FARRAR ROAD REALTY TRUST
Street 1:	40 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5011 Type:

PREVIOUS OWNER

Owner 1:	SEECKTS ELEANOR R -
Owner 2:	-
Street 1:	40 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5011

NARRATIVE DESCRIPTION

This Parcel contains 1.29 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1952, Having Primarily WOOD SHING 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56192.39844		SQUARE FE	PRIME SITE		0	9.5	1.297	R3									692,148						692,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	263,900	2,000	1.290	692,100	958,000
Total Card	263,900	2,000	1.290	692,100	958,000
Total Parcel	263,900	2,000	1.290	692,100	958,000
Source:	Market Adj Cost	Total Value per SQ unit /Card: 499.35		/Parcel: 499.35	

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

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
2023	101	FV	262,200	2000	1.29	637,500	901,700	901,700	Year end	11/3/2022
2022	101	FV	244,100	2000	1.29	576,300	822,400	822,400	Year End Roll	10/19/2021
2021	101	FV	226,400	2000	1.29	510,000	738,400	738,400	Year End Roll	10/15/2020
2020	101	FV	211,600	2000	1.29	510,000	723,600	723,600	Year End Roll	9/26/2019
2019	101	FV	215,300	2000	1.29	494,000	711,300	711,300	Create Final value 2019	6/4/2019
2018	101	FV	215,300	2000	1.29	494,000	711,300	711,300	Year End Roll	9/28/2017
2017	101	FV	232,100	2000	1.29	466,300	700,400	700,400	Year End Roll	9/29/2016
2016	101	FV	228,000	2000	1.29	452,400	682,400	682,400	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SEECKTS ELEANOR	48612-146		12/5/2006	FAMILY		1	No	No
	9566-510		3/19/1960				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

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
5/17/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
5/30/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

