

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ASKEW GEORGE ROGER
Owner 2:	ASKEW KIM L
Owner 3:	
Street 1:	44 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5011 Type:

PREVIOUS OWNER

Owner 1:	ODENCE - L PHILIP
Owner 2:	ODENCE - BETHANY J T
Street 1:	44 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5011

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		52272		SQUARE FE	PRIME SITE		0	9.5	1.371	R3									680,975						681,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	321,600	33,200	1.200	681,000	1,035,800
Total Card		321,600	33,200	1.200	681,000
Total Parcel		321,600	33,200	1.200	681,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 350.25		/Parcel: 350.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	319,400	33200	1.2	627,200	979,800	979,800	Year end	11/3/2022
2022	101	FV	283,600	40700	1.2	567,000	891,300	891,300	Year End Roll	10/19/2021
2021	101	FV	261,200	40700	1.2	501,800	803,700	803,700	Year End Roll	10/15/2020
2020	101	FV	242,800	40700	1.2	501,800	785,300	785,300	Year End Roll	9/26/2019
2019	101	FV	247,400	40700	1.2	486,000	774,100	774,100	Create Final value 2019	6/4/2019
2018	101	FV	247,400	40700	1.2	486,000	774,100	774,100	Year End Roll	9/28/2017
2017	101	FV	235,900	40700	1.2	458,800	735,400	735,400	Year End Roll	9/29/2016
2016	101	FV	231,300	40700	1.2	445,100	717,100	717,100	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ODENCE, L PHILIP	61506-598		3/29/2013	PARTIAL INTR	810,000	No	No			LAND ALSO IN WAYLAND
BRIGGS MARY,	31711-278		8/10/2000		610,000	No	No			
BRIGGS, RANDAL	26418-454		6/19/1996	DIVORCE/ESTA		1	No	No		
LONG BRUCE L	16353-133		8/12/1985		338,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/12/2019	R-19-0211	WINDOWS	30,710	C				Replace 36 windows
1/8/2016	6320	ROOF	14,789	C				Strip & re-roof dw
9/30/2010	4573	BARN	50,000	C	6/30/2011			Demo barn and repl
11/12/1996	1083-96	MANUAL	1,700	C	5/24/1997			REP POR

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
5/24/1997	MEAS+EXT INS	602	
4/15/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	100 12 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:	

