



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOBRUSIN IGOR
Owner 2:	DOBRUSIN ROBIN
Owner 3:	
Street 1:	47 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	CARNEY - JEAN-PIERRE D
Owner 2:	CARNEY - JENNIFER K
Street 1:	47 FARRAR ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01730

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2018, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 Influ	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	9.5	1.586	R3									656,146						656,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	544,200		1.000	656,100	1,200,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 285.11						/Parcel: 285.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	540,800	0	1.	604,300	1,145,100	1,145,100	Year end	11/3/2022
2022	101	FV	494,300	0	1.	546,300	1,040,600	1,040,600	Year End Roll	10/19/2021
2021	101	FV	118,400	600	1.	483,500	602,500	602,500	Year End Roll	10/15/2020
2020	101	FV	179,300	600	1.	483,500	663,400	663,400	Year End Roll	9/26/2019
2019	101	FV	163,500	600	1.	468,300	632,400	632,400	Create Final value 2019	6/4/2019
2018	101	FV	163,500	600	1.	468,300	632,400	632,400	Year End Roll	9/28/2017
2017	101	FV	180,200	600	1.	442,000	622,800	622,800	Year End Roll	9/29/2016
2016	101	FV	178,500	600	1.	428,900	608,000	608,000	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARNEY,JEAN-PIE	75582-466		9/10/2020	CHD>SALE	1,375,000	No	No			
KLING,JOHN D	72174-528		1/29/2019		575,000	No	No			
	7852-340		1/19/1952			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2019	R-19-0201	SOLAR PA	35,000	C	5/5/2020			Install roof mount
9/4/2019	SH-19-0019	SHEET MT	14,500	C				Sheet metal work f
4/30/2019	R-19-0042	RENO-ADD	80,000	C	8/11/2020			Add second floor t

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2020	CnfmdBldgDpt	624	W Coelho
5/17/2017	INFO AT DOOR	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
5/31/1991	INSPECTED	601	

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

