

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

153!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACLEAN JOHN K
Owner 2:	MACLEAN GRACE H
Owner 3:	
Street 1:	21 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5000 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .884 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1962, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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:				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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		38492		SQUARE FE	PRIME SITE		0	9.5	1.755	R3									641,702						641,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	551,800	2,000	0.884	641,700	1,195,500
Total Card	551,800	2,000	0.884	641,700	1,195,500
Total Parcel	551,800	2,000	0.884	641,700	1,195,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		497.30	/Parcel: 497.30

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	548,200	2000	.884	591,000	1,141,200	1,141,200	Year end	11/3/2022
2022	101	FV	496,700	1400	.884	534,300	1,032,400	1,032,400	Year End Roll	10/19/2021
2021	101	FV	467,200	1400	.884	472,800	941,400	941,400	Year End Roll	10/15/2020
2020	101	FV	463,500	1400	.884	472,800	937,700	937,700	Year End Roll	9/26/2019
2019	101	FV	422,100	1400	.884	458,000	881,500	881,500	Create Final value 2019	6/4/2019
2018	101	FV	422,100	1400	.884	458,000	881,500	881,500	Year End Roll	9/28/2017
2017	101	FV	411,500	500	.884	432,300	844,300	844,300	Year End Roll	9/29/2016
2016	101	FV	396,500	500	.884	419,500	816,500	816,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BUTLER, WILLIAM	24752-182		8/2/1994		375,000	No	No	
TODD CONRAD H	13229-369		7/5/1977		80,500	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/30/1998	1338	ADDITION	33,000	C	6/16/1998			6/16/98 100%
5/26/1995	725-95	RENO-ADD	70,000	C	7/1/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L EXTERIOR	613	
4/15/1996	MEAS+INSPCTD	606	
7/18/1995	MEAS/EXT INS	600	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

