



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	NEURATH PAUL
Owner 2:	NEURATH KAREN
Owner 3:	
Street 1:	33 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		47480		SQUARE FE	PRIME SITE		0	9.5	1.479	R3									667,318						667,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	323,400	2,200	1.090	667,300	992,900
Total Card	323,400	2,200	1.090	667,300	992,900
Total Parcel	323,400	2,200	1.090	667,300	992,900
Source:	Market Adj Cost	Total Value per SQ unit /Card: 537.28		/Parcel: 537.28	

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	281,500	2200	1.09	614,600	898,300	898,300	Year end	11/3/2022
2022	101	FV	242,500	2200	1.09	555,600	800,300	800,300	Year End Roll	10/19/2021
2021	101	FV	231,400	2200	1.09	491,700	725,300	725,300	Year End Roll	10/15/2020
2020	101	FV	199,300	2200	1.09	491,700	693,200	693,200	Year End Roll	9/26/2019
2019	101	FV	193,500	2200	1.09	476,300	672,000	672,000	Create Final value 2019	6/4/2019
2018	101	FV	193,500	2200	1.09	476,300	672,000	672,000	Year End Roll	9/28/2017
2017	101	FV	189,600	2200	1.09	449,600	641,400	641,400	Year End Roll	9/29/2016
2016	101	FV	189,600	2200	1.09	436,200	628,000	628,000	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KULKA J PETER	22454-161		10/1/1992		208,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2018	7095	BATH	18,000	C	7/30/2018			Remodel a bathroom
12/5/1995	873-95	SCREENPR	11,000	C	6/14/1996			
1/15/1993	196	ADDITION	75,000	C	12/22/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/1/2021	QUESTIONNAIR	624	W Coelho
5/17/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	ENTRY DENIED	615	
4/15/1996	MEAS+INSPCTD	606	
6/27/1994	FIELDREV CHG	600	
2/4/1994	PERMIT VISIT	600	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

