



**PROPERTY LOCATION**

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

**OWNERSHIP**

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

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.837 ACRES of land mainly classified as POTENTL

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	POTENTL		80000		SQUARE FE	PRIME SITE		0	9.5	1.000	R3									760,000						760,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
131			1.837	760,000	760,000		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Insp Date

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	131	FV		0	1.837	700,000	700,000	700,000	Year end	11/3/2022
2022	131	FV		0	1.837	632,800	632,800	632,800	Year End Roll	10/19/2021
2021	131	FV		0	1.837	560,000	560,000	560,000	Year End Roll	10/15/2020
2020	131	FV		0	1.837	560,000	560,000	560,000	Year End Roll	9/26/2019
2019	131	FV		0	1.837	542,400	542,400	542,400	Create Final value 2019	6/4/2019
2018	131	FV		0	1.837	542,400	542,400	542,400	Year End Roll	9/28/2017
2017	131	FV		0	1.837	512,000	512,000	512,000	Year End Roll	9/29/2016
2016	131	FV		0	1.837	496,800	496,800	496,800	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEECKTS ELEANOR	48612-139		12/5/2006	FAMILY		1	Yes	No		
DUCHESNE, JACQU	25846-285		11/28/1995	FAMILY			Yes	No		17/72 INTEREST
SEECKTS, ELEANO	25169-375		2/8/1995	CONVENIENC			Yes	No		1/18TH INTEREST
SEECKTS, ELEANO	25085-181		12/28/1994	FAMILY		1	Yes	No		1/18 INTEREST EACH
SEECKTS ELEANOR	22863-179		1/27/1993	FAMILY			No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	1.83655	Total SF/SM:	80000.12	Parcel LUC:	131	POTENTL	Prime NB Desc	RES CAT 3	Total:	760,000	SpI Credit		Total:	760,000
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**EXTERIOR INFORMATION**

Type:
Sty Ht:
(Liv) Units:
Foundation:
Frame:
Prime Wall:
Sec Wall:
Roof Struct:
Roof Cover:
Color:
View / Desir:

**BATH FEATURES**

Full Bath:
A Bath:
3/4 Bath:
A 3QBth:
1/2 Bath:
A HBth:
OthrFix:

**COMMENTS**

ELEANOR SEECKTS 12/16 INT SANDRA ZOOK/JACQUELINE DUSCHESNE 1/16 INT. .

**SKETCH**

**OTHER FEATURES**

Kits:
A Kits:
Frpl:
WSFlue:

**GENERAL INFORMATION**

Grade:
Year Blt:
Alt LUC:
Jurisdct:
Const Mod:
Lump Sum Adj:

**CONDO INFORMATION**

Location:
Total Units:
Floor:
% Own:
Name:

**RESIDENTIAL GRID**

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes sub-sections for Other, Upper, Lvl 2, Lvl 1, Lower, and Totals.

**REMODELING**

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

**RES BREAKDOWN**

Table with columns: No Unit, RMS, BRS, FL. Includes a Totals row.

**INTERIOR INFORMATION**

Avg Ht/FL:
Prim Int Wal:
Sec Int Wall:
Partition:
Prim Floors:
Sec Floors:
Bsmnt Flr:
Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:
# Heat Sys:
% Heated:
Solar HW:
% Com Wal:

**DEPRECIATION**

Phys Cond:
Functional:
Economic:
Special:
Override:
Total:

**CALC SUMMARY**

Basic \$ / SQ:
Size Adj.:
Const Adj.:
Adj \$ / SQ:
Other Features:
Grade Factor:
Neighborhood Inf:
LUC Factor:
Adj Total:
Depreciation:
Depreciated Total:

**COMPARABLE SALES**

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, and Val/Su SzAd.

**SPEC FEATURES/YARD ITEMS**

Table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

**SUB AREA**

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Size Ad, Gross Area, FinArea.

**SUB AREA DETAIL**

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 176 6 0

More: N Total Yard Items: Total Special Features: Total: