



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LANGELL JR JOHN A
Owner 2:	
Owner 3:	
Street 1:	12 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

PREVIOUS OWNER

Owner 1:	STEIN KITTY -
Owner 2:	LANGELL JOHN A JR -
Street 1:	12 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5012

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 1 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		80000		SQUARE FE	PRIME SITE		0	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	282,100	8,700	1.870	761,000	1,051,800	2335	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 584.33						/Parcel: 584.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	250,500	8700	1.87	701,000	960,200	960,200	Year end	11/3/2022
2022	101	FV	218,400	12500	1.87	633,800	864,700	864,700	Year End Roll	10/19/2021
2021	101	FV	193,600	12500	1.87	561,000	767,100	767,100	Year End Roll	10/15/2020
2020	101	FV	185,900	12500	1.87	561,000	759,400	759,400	Year End Roll	9/26/2019
2019	101	FV	185,900	12500	1.87	543,400	741,800	741,800	Create Final value 2019	6/4/2019
2018	101	FV	185,900	12500	1.87	543,400	741,800	741,800	Year End Roll	9/28/2017
2017	101	FV	195,500	12500	1.87	513,000	721,000	721,000	Year End Roll	9/29/2016
2016	101	FV	193,300	12500	1.87	497,800	703,600	703,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEIN KITTY,	30857-367		10/15/1999	CONVENIENC		1	No	No		
STEIN KITTY	17746-253		12/31/1986	PART INTERES	125,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2018	7110	WINDOWS	10,971	C				Replace 4 windows
8/14/2001	2319	ROOF		C				
1/13/1995	657-95	MANUAL	12,000	C	8/24/1995			BATHROOM

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	MEAS+INSPCTD	4	JG
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

