



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

Owner 1: CRAIG JAMES E
 Owner 2: CRAIG JULIA P
 Owner 3: _____
 Street 1: 10 FARRAR RD
 Street 2: _____
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____ Own Occ: Y
 Postal: 01773-5012 Type: _____

PREVIOUS OWNER

Owner 1: THORNE KAREN O -
 Owner 2: -
 Street 1: 10 FARRAR RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____
 Postal: 01773-5012

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infl	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	
101	509,500	8,900	1.000	656,100	1,174,500	
Total Card		509,500	8,900	1.000	656,100	1,174,500
Total Parcel		509,500	8,900	1.000	656,100	1,174,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 320.31		/Parcel: 320.31		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	505,800	8900	1.	604,300	1,119,000	1,119,000	Year end	11/3/2022
2022	101	FV	440,500	8900	1.	546,300	995,700	995,700	Year End Roll	10/19/2021
2021	101	FV	396,900	8900	1.	483,500	889,300	889,300	Year End Roll	10/15/2020
2020	101	FV	393,400	8900	1.	483,500	885,800	885,800	Year End Roll	9/26/2019
2019	101	FV	364,100	8900	1.	468,300	841,300	841,300	Create Final value 2019	6/4/2019
2018	101	FV	364,100	8900	1.	468,300	841,300	841,300	Year End Roll	9/28/2017
2017	101	FV	353,700	8900	1.	442,000	804,600	804,600	Year End Roll	9/29/2016
2016	101	FV	341,600	8900	1.	428,900	779,400	779,400	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THORNE KAREN O,	44085-69		11/12/2004		818,000	No	No			
PETTIT JULIE	13793-163		9/20/1979		135,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/8/2016	6362	MANUAL	14,000	C	5/25/2016			Finish storage spa
12/8/2009	4350	RENOVATI	240,000	C	12/8/2010			reno and construct

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2011	MEAS+INSPCTD	25	D ERSKINE
11/11/2008	MEAS/EXT INS	25	D ERSKINE
5/16/2005	MEAS+INSPCTD	600	
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
11/24/1992	INSPECTED	601	

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

USER DEFINED

Prior Id # 1:	116 14 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/13/23	17:17:55

LAST REV

Date	Time
08/24/16	09:01:04

blakeley
405

