



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MONTERO PETER C
Owner 2:	MONTERO RUTH W
Owner 3:	
Street 1:	28 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5006 Type:

**PREVIOUS OWNER**

Owner 1:	DEAN ANNE L -
Owner 2:	-
Street 1:	28 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5006

**NARRATIVE DESCRIPTION**

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1954, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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:				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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45738		SQUARE FE	PRIME SITE		0	9.5	1.524	R3									662,353						662,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	473,800	2,300	1.050	662,400	1,138,500
Total Card		473,800	2,300	1.050	662,400
Total Parcel		473,800	2,300	1.050	662,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 403.90		/Parcel: 403.90	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	470,700	2300	1.05	610,100	1,083,100	1,083,100	Year end	11/3/2022
2022	101	FV	428,900	2000	1.05	551,500	982,400	982,400	Year End Roll	10/19/2021
2021	101	FV	390,100	2000	1.05	488,000	880,100	880,100	Year End Roll	10/15/2020
2020	101	FV	387,000	2000	1.05	488,000	877,000	877,000	Year End Roll	9/26/2019
2019	101	FV	361,100	2000	1.05	472,700	835,800	835,800	Create Final value 2019	6/4/2019
2018	101	FV	361,100	2000	1.05	472,700	835,800	835,800	Year End Roll	9/28/2017
2017	101	FV	352,300	2000	1.05	446,200	800,500	800,500	Year End Roll	9/29/2016
2016	101	FV	341,300	2000	1.05	433,000	776,300	776,300	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DEAN ANNE L,	39607-470		6/18/2003		795,000	No	No			
YOUNG ROBIN C/L	23660-217		9/16/1993		330,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/29/2020	R-20-0195	KITCHEN	66,953	O	3/11/2021			Kitchen remodel; r
6/4/2014	5767	RENOVATI	32,000	C	5/27/2015			Remodel mudroom, f
10/26/2012	5207	RENOVATI	38,000	C	6/10/2013			remodel the mst ba
5/11/2011	4721	ROOF	8,770	C				strip & re-roof ma
3/1/1994	430	ADDITION	80,000	C	7/18/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
6/10/2013	MEAS+INSPCTD	25	D ERSKINE
10/6/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
1/15/2002	M&L COMPLETE	613	
4/15/1996	MEAS+INSPCTD	606	
7/18/1995	INSPECTED	600	
7/5/1994	FIELDREV CHG	600	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.05000	Total SF/SM:	45738.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	662,353	SpI Credit		Total:	662,400
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