

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ABRAHAM ION C
Owner 2:	ABRAHAM MELINDA K
Owner 3:	
Street 1:	41 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

Owner 1:	ACKERMAN DAVID -
Owner 2:	ACKERMAN KATE -
Street 1:	41 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5013

NARRATIVE DESCRIPTION

This parcel contains 1.29 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1954, having primarily CLAPBOARD Exterior and 2292 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		56192.398		SQUARE FE	PRIME SITE		0	9.98	1.30	R3									727,122						727,100	

Total AC/HA:	1.29000	Total SF/SM:	56192	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	727,122	SpI Credit	Total:	727,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.290	478,600	1,500	727,100	1,207,200
Total Card 1.290 478,600 1,500 727,100 1,207,200					
Total Parcel 1.290 478,600 1,500 727,100 1,207,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		526.61	/Parcel: 526.61

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	449,600	1400	1.29	706,000	1,157,000		Year End Roll	12/2/2024
2024	101	FV	447,100	1400	1.29	692,200	1,140,700		Year end	11/9/2023
2023	101	FV	391,100	1400	1.29	637,500	1,030,000	1,030,000	Year end	11/3/2022
2022	101	FV	353,100	2200	1.29	576,300	931,600	931,600	Year End Roll	10/19/2021
2021	101	FV	320,400	2200	1.29	510,000	832,600	832,600	Year End Roll	10/15/2020
2020	101	FV	276,100	2200	1.29	510,000	788,300	788,300	Year End Roll	9/26/2019
2019	101	FV	262,700	2200	1.29	494,000	758,900	758,900	Create Final va	6/4/2019
2018	101	FV	262,700	2200	1.29	494,000	758,900	758,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ACKERMAN DAVID,	50046-565		8/31/2007		750,000	No	No		
FADDOUL NATALIE	35268-61		4/12/2002		690,000	No	No		
	8327-172		9/19/1954			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2018	7208	KITCHEN	34,873	C	12/21/2018			Renovate existing
12/6/2013	5616	RENOVATI	13,315	C				expand master clos
12/5/2013	5612	MANUAL	9,000	C				install insulation
4/26/2004	2895	SHED		C	6/13/2006			6/26 5% 4/30 95% 6

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2025	INFO FM PRMT	7	SB
6/8/2020	QUESTIONNAIR	624	W Coelho
12/11/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	50	
4/30/2005	MEAS/EXT INS	615	
6/26/2004	MEAS/EXT INS	615	
12/13/2003	MEAS/EXT INS	615	
10/27/2001	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	100 10 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:	
CivilDistrict:	
Ratio:	

Parcel ID 174 16 0

PRINT

Date	Time
09/26/25	14:03:40

LAST REV

Date	Time
05/08/25	10:04:46

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