

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 21 | | FARRAR RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MACLEAN JOHN K |
| Owner 2: | MACLEAN GRACE H |
| Owner 3: | |
| Street 1: | 21 FARRAR RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-5000 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains .884 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1962, having primarily CLAPBOARD Exterior and 2404 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 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 | | 38492 | | SQUARE FE | PRIME SITE | | 0 | 9.98 | 1.75 | R3 | | | | | | | | | 674,126 | | | | | | 674,100 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.88365 | Total SF/SM: | 38492 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 674,126 | SpI Credit | Total: | 674,100 |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-----------------|
| 101 | 0.884 | 590,300 | 2,200 | 674,100 | 1,266,600 |
| Total Card | 0.884 | 590,300 | 2,200 | 674,100 | 1,266,600 |
| Total Parcel | 0.884 | 590,300 | 2,200 | 674,100 | 1,266,600 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 526.87 | /Parcel: 526.87 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 559,100 | 2000 | .884 | 654,500 | 1,215,600 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 551,800 | 2000 | .884 | 641,700 | 1,195,500 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 548,200 | 2000 | .884 | 591,000 | 1,141,200 | 1,141,200 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 496,700 | 1400 | .884 | 534,300 | 1,032,400 | 1,032,400 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 467,200 | 1400 | .884 | 472,800 | 941,400 | 941,400 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 463,500 | 1400 | .884 | 472,800 | 937,700 | 937,700 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 422,100 | 1400 | .884 | 458,000 | 881,500 | 881,500 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 422,100 | 1400 | .884 | 458,000 | 881,500 | 881,500 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| BUTLER, WILLIAM | 24752-182 | | 8/2/1994 | | 375,000 | No | No | | |
| TODD CONRAD H | 13229-369 | | 7/5/1977 | | 80,500 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------|
| 1/30/1998 | 1338 | ADDITION | 33,000 | C | 6/16/1998 | | | 6/16/98 100% |
| 5/26/1995 | 725-95 | RENO-ADD | 70,000 | C | 6/14/1996 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/17/2017 | MEAS+INSPCTD | 4 | JG |
| 6/19/2008 | MEAS+INSPCTD | 25 | D ERSKINE |
| 10/27/2001 | M&L EXTERIOR | 613 | |
| 4/15/1996 | MEAS+INSPCTD | 606 | |
| 7/18/1995 | MEAS/EXT INS | 600 | |
| 6/1/1991 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 101 13 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: | |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

Parcel ID 173 43 0

| Date | Time |
|----------|----------|
| 09/26/25 | 14:05:28 |
| Date | Time |
| 06/07/17 | 11:37:23 |
| apro | |
| 53 | |

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
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| 7/18/1995 | MEAS/EXT INS | 600 | |
| 6/1/1991 | INSPECTED | 601 | |

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