

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NEWCOMBE TR CHARLES A
Owner 2:	
Owner 3:	17 FARRAR RD TRUST
Street 1:	17 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1969, having primarily SHAKES Exterior and 4442 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	652,700		958,500	1,611,200
Total Card	1.840	652,700		958,500	1,611,200
Total Parcel	1.840	652,700		958,500	1,611,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		362.72	/Parcel: 362.72

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	616,000	0	1.84	930,500	1,546,500		Year End Roll	12/2/2024
2024	101	FV	607,900	0	1.84	912,100	1,520,000		Year end	11/9/2023
2023	101	FV	603,800	0	1.84	740,100	1,343,900	1,343,900	Year end	11/3/2022
2022	101	FV	539,200	0	1.84	684,900	1,224,100	1,224,100	Year End Roll	10/19/2021
2021	101	FV	489,500	0	1.84	640,100	1,129,600	1,129,600	Year End Roll	10/15/2020
2020	101	FV	485,600	0	1.84	664,100	1,149,700	1,149,700	Year End Roll	9/26/2019
2019	101	FV	438,100	0	1.84	646,500	1,084,600	1,084,600	Create Final va	6/4/2019
2018	101	FV	438,100	0	1.84	646,500	1,084,600	1,084,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEWCOMBE, CHARL	25988-164		1/23/1996	CONVENIENC		No	No		PUT IN A TRUST
NEWCOMBE LAWREN	22223-304		7/20/1992	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
6/30/2009	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
5/15/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	101 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:	
CivilDistrict:	
Ratio:	

