

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLINT HANNAH
Owner 2:	
Owner 3:	
Street 1:	20 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	EDER - DANIEL F
Owner 2:	FLINT - HANNAH
Street 1:	20 FARRAR ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1860, having primarily WOOD SHING Exterior and 4530 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 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		40510		SQUARE FE	PRIME SITE		0	9.98	1.68	R3									680,169						680,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	970,100	13,200	680,200	1,663,500
Total Card 0.930 970,100 13,200 680,200 1,663,500					
Total Parcel 0.930 970,100 13,200 680,200 1,663,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 367.26		/Parcel: 367.26	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	914,900	12300	.93	660,400	1,587,600		Year End Roll	12/2/2024
2024	101	FV	872,800	12300	.93	647,500	1,532,600		Year end	11/9/2023
2023	101	FV	734,800	12300	.93	596,300	1,343,400	1,343,400	Year end	11/3/2022
2022	101	FV	637,800	17500	.93	539,100	1,194,400	1,194,400	Year End Roll	10/19/2021
2021	101	FV	684,100	17500	.93	477,100	1,178,700	1,178,700	Year End Roll	10/15/2020
2020	101	FV	695,100	17500	.93	477,100	1,189,700	1,189,700	Year End Roll	9/26/2019
2019	101	FV	698,000	17500	.93	462,100	1,177,600	1,177,600	Create Final va	6/4/2019
2018	101	FV	698,000	17500	.93	462,100	1,177,600	1,177,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDER,DANIEL F	84190-260		6/6/2025	DIVORCE/ESTA		1	No	No	
WARDELL,PATRICK	733370-331		9/30/2019		1,240,000	No	No		
KRAFT,ALFRED L	65574-258		6/19/2015		1,250,000	No	No		
KRAFT ALFRED L,	53874-207		11/20/2009	FAMILY		1	No	No	
DANOSKY MARY	19609-380		1/24/1989		290,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2024	R-24-0233	RENOVATI	55,690	O				Remodel workshop t
7/12/2022	R-22-0156	RENOVATI	33,000	O	11/23/2022			Remodel master & c
11/2/2021	R-21-0253	MANUAL	4,797	C				Weatherizing home;
10/30/2019	R-19-0188	ROOF	11,000	C				Strip & re-roof dw
3/30/2000	1901	ADDITION	152,500	C	6/20/2001			addition and move

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
4/28/2016	SALES INSP	618	G BOURGAULT
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/20/2001	MEAS/EXT INS	613	
4/15/1996	MEAS+INSPCTD	606	
12/7/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	116 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:	

PRINT

Date	Time
09/26/25	14:37:31

LAST REV

Date	Time
07/24/25	14:36:17

blakeley 401

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