

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LANGELL JR JOHN A
Owner 2:	
Owner 3:	
Street 1:	12 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

PREVIOUS OWNER

Owner 1:	STEIN KITTY -
Owner 2:	LANGELL JOHN A JR -
Street 1:	12 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5012

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1900, having primarily CLAPBOARD Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 1 Bdrm.

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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,155						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	306,700	9,400	799,600	1,115,700
Total Card 1.870 306,700 9,400 799,600 1,115,700					
Total Parcel 1.870 306,700 9,400 799,600 1,115,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 619.83		/Parcel: 619.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	287,700	8700	1.87	776,400	1,072,800		Year End Roll	12/2/2024
2024	101	FV	282,100	8700	1.87	761,000	1,051,800		Year end	11/9/2023
2023	101	FV	250,500	8700	1.87	701,000	960,200	960,200	Year end	11/3/2022
2022	101	FV	218,400	12500	1.87	633,800	864,700	864,700	Year End Roll	10/19/2021
2021	101	FV	193,600	12500	1.87	561,000	767,100	767,100	Year End Roll	10/15/2020
2020	101	FV	185,900	12500	1.87	561,000	759,400	759,400	Year End Roll	9/26/2019
2019	101	FV	185,900	12500	1.87	543,400	741,800	741,800	Create Final va	6/4/2019
2018	101	FV	185,900	12500	1.87	543,400	741,800	741,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEIN KITTY,	30857-367		10/15/1999	CONVENIENC		1	No	No	
STEIN KITTY	17746-253		12/31/1986	PART INTERES	125,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2024	P-24-2024			C				
6/15/2018	7110	WINDOWS	10,971	C				Replace 4 windows
8/14/2001	2319	ROOF		C				
1/13/1995	657-95	MANUAL	12,000	C	8/24/1995			BATHROOM

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	MEAS+INSPCTD	4	JG
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	116 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:	

