

173

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,246,500 / 1,246,500
USE VALUE: 1,246,500 / 1,246,500
ASSESSed: 1,246,500 / 1,246,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 10, FARRAR RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, Twn/City, St/Prov, Postal, Own Occ, Type. Row 1: CRAIG JAMES E, 10 FARRAR RD, LINCOLN, MA, 01773-5012, Y

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, Twn/City, St/Prov, Postal. Row 1: THORNE KAREN O, 10 FARRAR RD, LINCOLN, MA, 01773-5012

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1938, having primarily CLAPBOARD Exterior and 3667 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descr/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z R-1 Single Fam 100 water A SEPTIC

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101 ONE FAM, 43560, SQUARE FEPRIME SITE, 0, 9.98, 1.59 R3, 689,297, 689,300

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 1.000, 547,600, 9,600, 689,300, 1,246,500

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025, 101, FV, 517,000, 8900, 1, 669,300, 1,195,200, Year End Roll, 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: THORNE KAREN O, 44085-69, 11/12/2004, 818,000, No, No

BUILDING PERMITS

Table with columns: Date, Number, Descr, Amount, C/O, Last Visit, Fed Code, F. Descr, Comment. Row 1: 3/8/2016, 6362, MANUAL, 14,000, C, 5/25/2016, Finish storage spa

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 7/18/2011, MEAS+INSPCTD, 25, D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: 116 14 0

Total AC/HA: 1.00000 Total SF/SM: 43560 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 689,297 Spl Credit Total: 689,300

