

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BEARD TR SUSAN S
Owner 2:	SUSAN BEARD FAMILY REVOC TRUST
Owner 3:	
Street 1:	32 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5011 Type:

PREVIOUS OWNER

Owner 1:	BEARD - ANDREW D
Owner 2:	BEARD - SUSAN S
Street 1:	32 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5011

NARRATIVE DESCRIPTION

This parcel contains 1.47 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1900, having primarily CLAPBOARD Exterior and 3490 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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		64033		SQUARE FE	PRIME SITE		0	9.98	1.17	R3									750,595						750,600	

Total AC/HA:	1.47000	Total SF/SM:	64033	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	750,595	SpI Credit	Total:	750,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.470	585,300		750,600	1,335,900
Total Card		1.470	585,300	750,600	1,335,900
Total Parcel		1.470	585,300	750,600	1,335,900
Source:		Market Adj Cost	Total Value per SQ unit /Card: 382.72		/Parcel: 382.72

Legal Description	User Acct
2325	
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	517,400	0	1.47	728,800	1,246,200		Year End Roll	12/2/2024
2024	101	FV	508,000	0	1.47	714,500	1,222,500		Year end	11/9/2023
2023	101	FV	504,800	0	1.47	658,100	1,162,900	1,162,900	Year end	11/3/2022
2022	101	FV	439,300	0	1.47	594,900	1,034,200	1,034,200	Year End Roll	10/19/2021
2021	101	FV	422,500	0	1.47	526,500	949,000	949,000	Year End Roll	10/15/2020
2020	101	FV	396,600	0	1.47	526,500	923,100	923,100	Year End Roll	9/26/2019
2019	101	FV	399,800	0	1.47	509,900	909,700	909,700	Create Final va	6/4/2019
2018	101	FV	399,800	0	1.47	509,900	909,700	909,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEARD,ANDREW D	83446-200		11/7/2024	CONVENIENC	99	No	No		
BEARD ANDREW D,	32092-20		11/22/2000	CONVENIENC	1	No	No		
ROGERS, CHRIS B	25550-346		8/7/1995		385,000	No	No		
STIMMELL GRACE	20029-124		8/24/1989		290,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2005	3193	RENO-ADD	400,000	C				ren kit & baths ad
6/5/2000	1992	WDK	5,800	C	6/8/2001			
6/17/1994	499-94	RENOVATI	8,000	C	8/24/1995			
6/17/1994	499-94	RENOVATI	8,000	C	8/24/1995			
6/11/1993	262	RENO-GAR	6,000	C	12/27/1993			
5/11/1993	234	REMOVE		C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS+INSPCTD	615	
6/8/2001	MEAS/EXT INS	613	
5/17/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
12/27/1993	PERMIT VISIT	600	
11/12/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	116 3 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	14:39:07

LAST REV

Date	Time
12/05/24	13:33:35

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