

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,204,900 / 1,204,900
 USE VALUE: 1,204,900 / 1,204,900
 ASSESSED: 1,204,900 / 1,204,900



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MONTERO TR PETER C
Owner 2:	MONTERO TR RUTH W
Owner 3:	PETER & RUTH MONTERO TRUSTS
Street 1:	28 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5006 Type:

PREVIOUS OWNER

Owner 1:	MONTERO - PETER C
Owner 2:	MONTERO - RUTH W
Street 1:	28 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5006

NARRATIVE DESCRIPTION

This parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1954, having primarily VINYL Exterior and 2819 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		45738		SQUARE FE	PRIME SITE		0	9.98	1.52	R3									695,822						695,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.050	506,800	2,300	695,800	1,204,900
Total Card 1.050 506,800 2,300 695,800 1,204,900					
Total Parcel 1.050 506,800 2,300 695,800 1,204,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 427.45		/Parcel: 427.45	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	480,000	2300	1.05	675,600	1,157,900		Year End Roll	12/2/2024
2024	101	FV	473,800	2300	1.05	662,400	1,138,500		Year end	11/9/2023
2023	101	FV	470,700	2300	1.05	610,100	1,083,100	1,083,100	Year end	11/3/2022
2022	101	FV	428,900	2000	1.05	551,500	982,400	982,400	Year End Roll	10/19/2021
2021	101	FV	390,100	2000	1.05	488,000	880,100	880,100	Year End Roll	10/15/2020
2020	101	FV	387,000	2000	1.05	488,000	877,000	877,000	Year End Roll	9/26/2019
2019	101	FV	361,100	2000	1.05	472,700	835,800	835,800	Create Final va	6/4/2019
2018	101	FV	361,100	2000	1.05	472,700	835,800	835,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONTERO,PETER C	82831-391		5/31/2024	CONVENIENC	99	No	No		
DEAN ANNE L,	39607-470		6/18/2003		795,000	No	No		
YOUNG ROBIN C/L	23660-217		9/16/1993		330,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2020	R-20-0195	KITCHEN	66,953	C	3/11/2021			Kitchen remodel; r
6/4/2014	5767	RENOVATI	32,000	C	5/27/2015			Remodel mudroom, f
10/26/2012	5207	RENOVATI	38,000	C	6/10/2013			remodel the mst ba
5/11/2011	4721	ROOF	8,770	C				strip & re-roof ma
3/1/1994	430	ADDITION	80,000	C	7/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
6/10/2013	MEAS+INSPCTD	25	D ERSKINE
10/6/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
1/15/2002	M&L COMPLETE	613	
4/15/1996	MEAS+INSPCTD	606	
7/18/1995	INSPECTED	600	
7/5/1994	FIELDREV CHG	600	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.05000 Total SF/SM: 45738 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 695,822 Spl Credit Total: 695,800

