



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NEWCOMBE TR CHARLES A
Owner 2:	
Owner 3:	17 FARRAR RD TRUST
Street 1:	17 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	489,500		1.840	640,100	1,129,600
Total Card		489,500	1.840	640,100	1,129,600
Total Parcel		489,500	1.840	640,100	1,129,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 254.30		/Parcel: 254.30	

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

GIS Ref
GIS Ref
Insp Date
10/24/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	485,600	0	1.84	664,100	1,149,700	1,149,700	Year End Roll	9/26/2019
2019	101	FV	438,100	0	1.84	646,500	1,084,600	1,084,600	Create Final value 2019	6/4/2019
2018	101	FV	438,100	0	1.84	646,500	1,084,600	1,084,600	Year End Roll	9/28/2017
2017	101	FV	426,700	0	1.84	640,100	1,066,800	1,066,800	Year End Roll	9/29/2016
2016	101	FV	413,000	0	1.84	621,700	1,034,700	1,034,700	Year End Roll	1/14/2016
2015	101	FV	409,300	0	1.84	575,300	984,600	984,600	Year End	10/2/2014
2014	101	FV	383,200	0	1.84	536,100	919,300	919,300	Year End Roll	1/23/2014
2013	101	FV	375,700	0	1.84	520,100	895,800	895,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEWCOMBE, CHARL	25988-164		1/23/1996	CONVENIENC		0	No	No		PUT IN A TRUST
NEWCOMBE LAWREN	22223-304		7/20/1992	FAMILY		0	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
6/30/2009	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
5/15/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

