



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEO KAREN
Owner 2:	
Owner 3:	
Street 1:	37 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

Owner 1:	MORAN DAVID R -
Owner 2:	BECKWITH MARY W -
Street 1:	37 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5013

NARRATIVE DESCRIPTION

This Parcel contains 3.33 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1911, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		1.493		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									44,790						44,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	229,300	97,600	3.330	684,800	1,011,700
Total Card	229,300	97,600	3.330	684,800	1,011,700
Total Parcel	229,300	97,600	3.330	684,800	1,011,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		403.99	/Parcel: 403.99

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

GIS Ref
GIS Ref
Insp Date
07/19/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,300	97600	3.33	708,800	1,033,700	1,033,700	Year End Roll	9/26/2019
2019	101	FV	215,100	97600	3.33	691,200	1,003,900	1,003,900	Create Final value 2019	6/4/2019
2018	101	FV	215,100	97600	3.33	691,200	1,003,900	1,003,900	Year End Roll	9/28/2017
2017	101	FV	209,000	97600	3.33	684,800	991,400	991,400	Year End Roll	9/29/2016
2016	101	FV	204,900	8700	3.33	666,400	880,000	880,000	Year End Roll	1/14/2016
2015	101	FV	202,900	8700	3.33	620,000	831,600	831,600	Year End	10/2/2014
2014	101	FV	188,600	8700	3.33	580,800	778,100	778,100	Year End Roll	1/23/2014
2013	101	FV	184,500	8700	3.33	564,800	758,000	758,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORAN DAVID R,	53146-41		7/6/2009		830000	No	No			
MORAN - BECKWIT	47134-283		3/6/2006	FAMILY		1	No	No		
BECK GARY E	18198-518		6/8/1987		199000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/2/2015	6046	BARN	50,000	C	5/24/2016			Construct an unhea
3/30/2015	6037	DEMOLITI	4,000	C				Demolish garage
2/22/2010	4385	FENCE		C				replace a livestock
11/20/2009	4335	RENOVATI	75,000	C	6/7/2010			remodel bth & reno
11/3/2009	4324	ROOF		C				strip & re-roof ho

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2016	PERMIT VISIT	618	G BOURGAULT
7/19/2010	MEAS/EXT INS	25	D ERSKINE
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	ENTRY DENIED	615	
4/18/1996	MEAS+INSPCTD	606	
12/20/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

