



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOLLOY TR BRENDA LEE
Owner 2:	CES COTTAGE REALTY TRUST
Owner 3:	
Street 1:	43 ROCKY NECK AVENUE
Street 2:	
Twn/City:	GLOUCESTER
St/Prov:	MA Cntry Own Occ: N
Postal:	01930 Type:

PREVIOUS OWNER

Owner 1:	SEECKTS TR - ELEANOR R
Owner 2:	SEECKTS TR - LINDA D
Street 1:	10 LAUREL CT
Twn/City:	ACTON
St/Prov:	MA Cntry
Postal:	01720

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1944, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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:				Topo		
D				Street	1	PAVED
s				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		40510		SQUARE FE	PRIME SITE		0	7.	1.682	R3									477,071						477,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	92,500	1,600	0.930	477,100	571,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 759.32						/Parcel: 759.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	86,300	1600	.93	477,100	565,000	565,000	Year End Roll	9/26/2019
2019	101	FV	87,900	1600	.93	462,100	551,600	551,600	Create Final value 2019	6/4/2019
2018	101	FV	87,900	1600	.93	462,100	551,600	551,600	Year End Roll	9/28/2017
2017	101	FV	84,000	1600	.93	436,200	521,800	521,800	Year End Roll	9/29/2016
2016	101	FV	82,500	1600	.93	423,200	507,300	507,300	Year End Roll	1/14/2016
2015	101	FV	79,300	1600	.93	391,900	472,800	472,800	Year End	10/2/2014
2014	101	FV	78,600	1600	.93	351,000	431,200	431,200	Year End Roll	1/23/2014
2013	101	FV	77,000	1600	.93	340,800	419,400	419,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEECKTS TR,ELEA	72038-227		12/20/2018	FAMILY		100	No	No		
SEECKTS ELEANOR	48612-142		12/5/2006	FAMILY		1	No	No		
SEECKTS, ELEANO	25159-376		2/8/1995	CONVENIENC		0	No	No		1/18TH INTEREST
SEECKTS, ELEANO	25085-182		12/28/1994	FAMILY		1	No	No		1/18 INTEREST GIVEN
SEECKTS ELEANOR	22863-177		1/27/1993	FAMILY		0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/13/2001	M&L COMPLETE	613	
10/27/2001	ENTRY DENIED	615	
4/15/1996	MEAS+INSPCTD	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

