



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BOSSERT TR MARIEL K
Owner 2:	
Owner 3:	MARIEL K BOSSERT QUAL PERS RES
Street 1:	26 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	DAHMEN LLOYD C -
Owner 2:	DAHMEN KATHERINE C -
Street 1:	26 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .38 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1925, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		16552.8		SQUARE FE	PRIME SITE		0	7.	3.683	R3									426,761						426,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	306,500	5,800	0.380	426,800	739,100	3452
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 365.17						/Parcel: 365.17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,000	5800	.38	426,800	736,600	736,600	Year End Roll	9/26/2019
2019	101	FV	283,300	5800	.38	413,300	702,400	702,400	Create Final value 2019	6/4/2019
2018	101	FV	283,300	5800	.38	413,300	702,400	702,400	Year End Roll	9/28/2017
2017	101	FV	276,200	5800	.38	390,200	672,200	672,200	Year End Roll	9/29/2016
2016	101	FV	267,500	5800	.38	378,600	651,900	651,900	Year End Roll	1/14/2016
2015	101	FV	265,200	5800	.38	350,600	621,600	621,600	Year End	10/2/2014
2014	101	FV	248,800	5800	.38	314,000	568,600	568,600	Year End Roll	1/23/2014
2013	101	FV	244,100	5800	.5	312,700	562,600	562,600	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAHMEN LLOYD C,	54038-51		12/22/2009		699950	No	No			
WHITE TIMOTHY &	47254-59		4/10/2006		750000	No	No			
ARISTA CONSULTI	31180-184		2/8/2000		482500	No	No			
DEAN ROBERT L,	29639-281		1/5/1999	CHD>SALE	345000	No	No			
DEAN EMMA W	14161-110		12/11/1980	FAMILY	55000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/26/2011	4743	MANUAL	900	C				air sealing and in
2/23/2010	4387	RENOVATI	43,000	C	5/14/2010			remodel kit & reno
2/26/1999	1647	ADDITION	40,000	C	5/29/1999			porch 5/31/00 100
1/11/1999	1610	ROOF	3,000	C	5/29/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
7/19/2010	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
5/31/2000	MEAS/EXT INS	610	
5/29/1999	MEAS/EXT INS	602	
4/15/1996	MEAS+INSPCTD	606	
10/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

