



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SEECKTS TR ELEANOR R
Owner 2:	SEECKTS TR LINDA D
Owner 3:	40 FARRAR ROAD REALTY TRUST
Street 1:	40 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5011 Type:

**PREVIOUS OWNER**

Owner 1:	SEECKTS ELEANOR R -
Owner 2:	-
Street 1:	40 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5011

**NARRATIVE DESCRIPTION**

This Parcel contains 1.29 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1952, Having Primarily WOOD SHING 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		56192.39844		SQUARE FE	PRIME SITE		0	6.78	1.297	R3									493,975						494,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	215,300	2,000	1.290	494,000	711,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 370.76						/Parcel: 370.76	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	215,300	2000	1.29	494,000	711,300	711,300	Year End Roll	9/28/2017
2017	101	FV	232,100	2000	1.29	466,300	700,400	700,400	Year End Roll	9/29/2016
2016	101	FV	228,000	2000	1.29	452,400	682,400	682,400	Year End Roll	1/14/2016
2015	101	FV	219,800	2000	1.29	418,900	640,700	640,700	Year End	10/2/2014
2014	101	FV	217,700	2000	1.29	375,200	594,900	594,900	Year End Roll	1/23/2014
2013	101	FV	213,600	2000	1.29	364,300	579,900	579,900	Year End Roll	10/25/2012
2012	101	FV	213,600	2000	1.29	400,700	616,300	616,300	Year End	1/26/2012
2011	101	FV	219,800	2000	1.29	407,300	629,100	629,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEECKTS ELEANOR	48612-146		12/5/2006	FAMILY		1	No	No		
	9566-510		3/19/1960			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
11/10/2001	M&L COMPLETE	613	M COLE
5/17/1996	MEAS+INSPCTD	606	J SMITH
4/15/1996	MEAS+INSPCTD	606	J SMITH
5/30/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.29000	Total SF/SM:	56192.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	493,975	SpI Credit	Total:	494,000
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**EXTERIOR INFORMATION**

Type:	22	- CONVENT'NL
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	%	
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C+	- AVG. (+)
Year Blt:	1952	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	144	A	FR	1952	15.00	T	75	101			500			500
2	SHED/FR	D	Y	1	352	A	FR	1952	15.00	T	75	101			1,300			1,300
2	SHED/FR	D	Y	1	60	A	FR	1952	15.00	T	75	101			200			200

More:	N	Total Yard Items:	2,000	Total Special Features:		Total:	2,000
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**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV	- Average	31.1%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31.4%

**CALC SUMMARY**

Basic \$ / SQ:	89.00
Size Adj.:	1.06274438
Const Adj.:	1.00979996
Adj \$ / SQ:	95.511
Other Features:	43500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	313849
Depreciation:	98549
Depreciated Total:	215300

**COMMENTS**

5/17 EXT BELOW AVG.

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	S:	8	BR	S:	4	Baths:	2	HB	1		

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

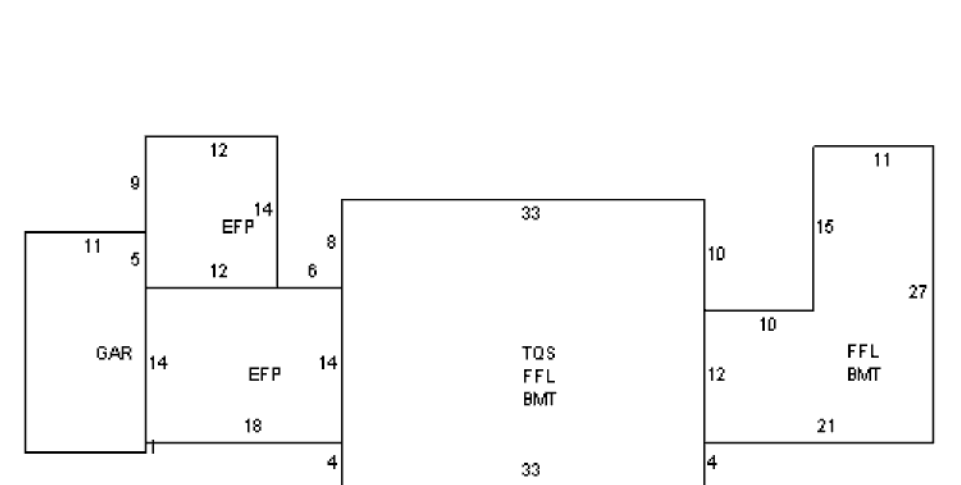
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	680391.6179
Juris. Factor:		Val/Su Fin:	112.19		
Special Features:	0	Val/Su Net:	56.16		
Final Total:	215300	Val/Su SzAd	112.22		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,275	23.880	30,444	
FFL	1ST FLOOR	1,275	95.510	121,777	
TQS	3/4 STORY	644	95.510	61,461	
EFP	ENCL PORCH	420	36.000	15,120	
GAR	GARAGE	220	36.000	7,920	
Net Sketched Area:		3,834	Total:	236,722	
Size Ad	1918.5	Gross Area	4048	FinArea	1919

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

