



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ASKEW GEORGE ROGER
Owner 2:	ASKEW KIM L
Owner 3:	
Street 1:	44 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5011 Type:

PREVIOUS OWNER

Owner 1:	ODENCE - L PHILIP
Owner 2:	ODENCE - BETHANY J T
Street 1:	44 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5011

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52272		SQUARE FE	PRIME SITE		0	6.78	1.371	R3									486,001						486,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	247,400	40,700	1.200	486,000	774,100	2011
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 261.76						/Parcel: 261.76

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	247,400	40700	1.2	486,000	774,100	774,100	Year End Roll	9/28/2017
2017	101	FV	235,900	40700	1.2	458,800	735,400	735,400	Year End Roll	9/29/2016
2016	101	FV	231,300	40700	1.2	445,100	717,100	717,100	Year End Roll	1/14/2016
2015	101	FV	222,100	40700	1.2	412,200	675,000	675,000	Year End	10/2/2014
2014	101	FV	219,800	40700	1.2	369,200	629,700	629,700	Year End Roll	1/23/2014
2013	101	FV	215,200	40700	1.2	358,400	614,300	614,300	Year End Roll	10/25/2012
2012	101	FV	215,200	40700	1.2	394,200	650,100	650,100	Year End	1/26/2012
2011	101	FV	222,100	8800	1.2	400,700	631,600	631,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ODENCE, L PHILIP	61506-598		3/29/2013	PARTIAL INTR	810000	No	No			LAND ALSO IN WAYLAND
BRIGGS MARY,	31711-278		8/10/2000		610000	No	No			
BRIGGS, RANDAL	26418-454		6/19/1996	DIVORCE/ESTA		1	No	No		
LONG BRUCE L	16353-133		8/12/1985		338000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/8/2016	6320	ROOF	14,789	C				Strip & re-roof dw
9/30/2010	4573	BARN	50,000	C	6/30/2011			Demo barn and repl
11/12/1996	1083-96	MANUAL	1,700	C	5/24/1997			REP POR

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	D VELUTTI
5/24/1997	MEAS/EXT INS	602	D TUCKER
4/15/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.20000	Total SF/SM:	52272.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	486,001	Spl Credit		Total:	486,000
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EXTERIOR INFORMATION

Type:	22 - CONVENT'NL	
Sty Ht:	2A - 2A	
(Liv) Units:	1	Total: 1
Foundation:	3 - BRK OR STN	
Frame:	1 - WOOD	
Prime Wall:	2 - CLAPBOARD	
Sec Wall:		%
Roof Struct:	2 - HIP	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	2 - SOFTWOOD		
Sec Floors:	3 - HARDWOOD	50%	
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

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

BATH FEATURES

OTHER FEATURES			
Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	0.98455822
Const Adj.:	1.00979996
Adj \$ / SQ:	88.484
Other Features:	49500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	374844
Depreciation:	127447
Depreciated Total:	247397

COMMENTS

SEC 14 ACC APT Part in Wayland .24 acre.

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:	10	BR:	5	Baths:	2	HB:					

REMODELING

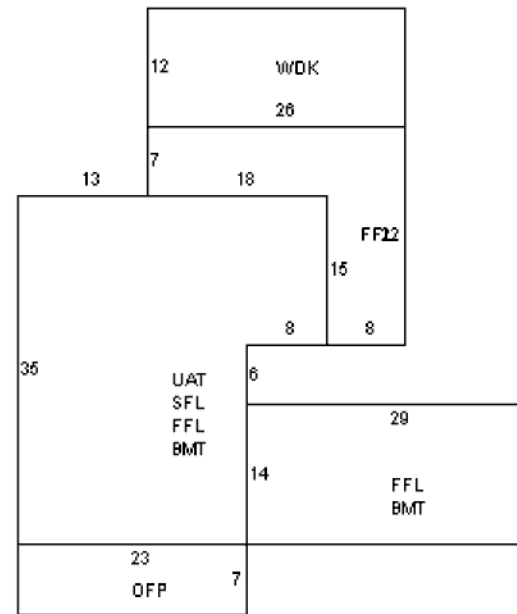
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	657947.3053
Juris. Factor:		Val/Su Fin:	83.67	
Special Features:	0	Val/Su Net:	54.97	
Final Total:	247400	Val/Su SzAd	96.72	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,633	88.480	144,495	
BMT	BASEMENT	1,331	28.760	38,276	
SFL	2ND FLOOR	925	88.480	81,848	
WDK	WOOD DECK	312	18.820	5,871	
OFFP	OPEN PORCH	161	15.000	2,415	
UAT	UNF ATTIC	139	88.480	12,277	
Net Sketched Area:		4,501	Total:	285,182	
Size Ad	2558	Gross Area	5287	FinArea	2957

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

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
32	BARN/LFT	D	Y	1	36x24	A	AV	2010	45.00	T	0	101			38,900			38,900
2	SHED/FR	D	Y	1	12x12	A	AV	2010	15.00	T	15	101			1,800			1,800

PARCEL ID

176 8 0

More: N	Total Yard Items:	40,700	Total Special Features:		Total:	40,700
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IMAGE

AssessPro Patriot Properties, Inc

