



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SELLERS TR KAREN D
Owner 2:	DAWES TR EARL H
Owner 3:	DAWES REALTY TRUST
Street 1:	45 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

Owner 1:	SELLERS KAREN D -
Owner 2:	DAWES EARL H -
Street 1:	45 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5013

NARRATIVE DESCRIPTION

This Parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1945, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.743		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,290						22,300	
101	ONE FAM		0.32		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,920					1,900	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	230,500	10,900	2.900	670,600	912,000	6/2010 Combined private drive (previously unassessed) with this parcel.
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 432.64						/Parcel: 432.64

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	230,500	10900	2.9	670,600	912,000	912,000	Year End Roll	9/28/2017
2017	101	FV	252,100	10500	2.9	664,200	926,800	926,800	Year End Roll	9/29/2016
2016	101	FV	248,400	10500	2.9	645,800	904,700	904,700	Year End Roll	1/14/2016
2015	101	FV	238,300	10500	2.9	599,400	848,200	848,200	Year End	10/2/2014
2014	101	FV	235,700	10500	2.9	560,200	806,400	806,400	Year End Roll	1/23/2014
2013	101	FV	230,600	10500	2.93	545,100	786,200	786,200	Year End Roll	10/25/2012
2012	101	FV	230,600	10500	2.93	565,100	806,200	806,200	Year End	1/26/2012
2011	101	FV	235,700	10500	2.93	583,500	829,700	829,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SELLERS KAREN D	43501-30		8/11/2004	CONVENIENC	99	No	No			
DAWES DONALD L,	43501-25		8/11/2004	CONVENIENC	99	No	No			
	9081-362		2/19/1957		16000	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+INSPCTD	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/17/2001	M&L COMPLETE	613	M COLE
5/23/1996	MEAS+INSPCTD	606	J SMITH
4/18/1996	MEAS+INSPCTD	606	J SMITH
9/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.89955	Total SF/SM: 126304.40	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 670,610	Spl Credit	Total: 670,600
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EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	2	-	CONC BLOCK
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B	-	GOOD
Year Blt:	1945	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
3	GARAGE	D	Y	1	33x22	A	AV	1945	36.00	T	60	101			10,500			10,500
2	SHED/FR	D	Y	1	8X4	F	AV	2017	13.50	T	15	101			400			400

More:	N	Total Yard Items:	10,900	Total Special Features:	
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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:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	-	Average	32.00%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				32.80%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	1.03462994
Const Adj.:	1.00979996
Adj \$ / SQ:	82.537
Other Features:	47500
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	343024
Depreciation:	112512
Depreciated Total:	230512

COMMENTS

5/17 INT= AVG-WORN/DATED.

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:	9	BR:	4	Bath:	2	HB	1				

REMODELING

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

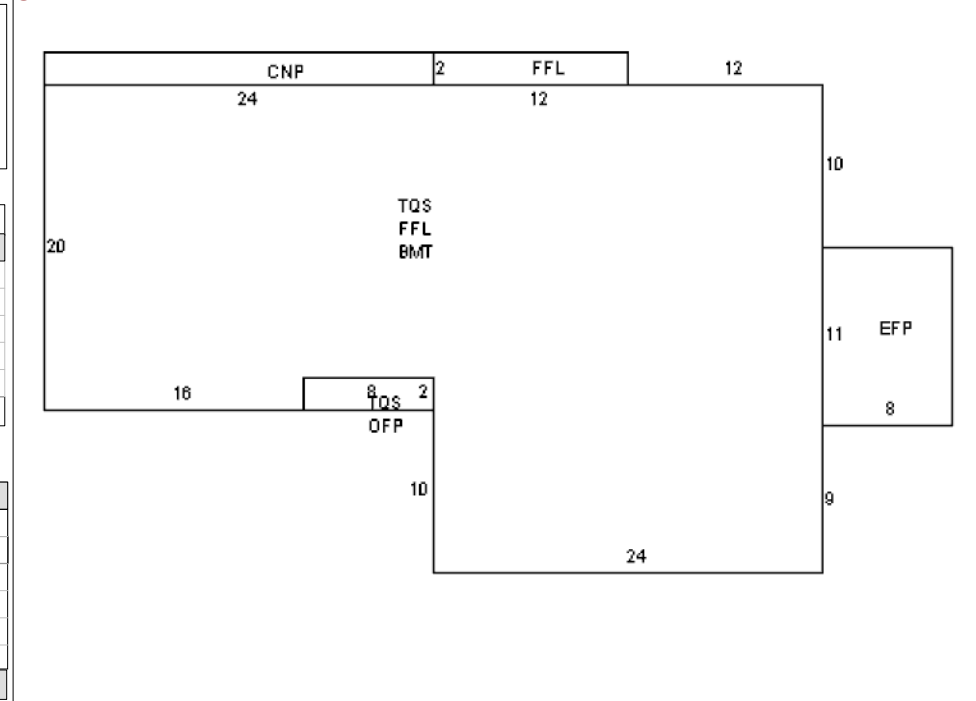
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	109.35	
Special Features:	0	Val/Su Net:	66.93	
Final Total:	230500	Val/Su SzAd	109.35	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,208	82.540	99,704	
BMT	BASEMENT	1,184	20.630	24,431	
TQS	3/4 STORY	900	82.540	74,283	
EFP	ENCL PORCH	88	36.000	3,168	
CNP	CANOPY	48	22.000	1,056	
OFP	OPEN PORCH	16	15.000	240	
Net Sketched Area:		3,444	Total:	202,882	
Size Ad	2108	Gross Area	3744	FinArea	2108

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



PARCEL ID 174 15 0

Appr Value	JCod	JFact	Juris. Value
10,500			10,500
400			400

Total:	10,900
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