173	43	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 881,500
Map	Lot	Sublot	Building	Unit	CARD	!53!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACLEAN JOHN K				
Owner 2:	MACLEAN GRACE H				
Owner 3:					
Street 1:	21 FARRAR RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-5000			Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains .884 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1962, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	422,100	1,400	0.884	458,000	881,500
Total Card	422,100	1,400	0.884	458,000	881,500
Total Parcel	422,100	1,400	0.884	458,000	881,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.68 | /Parcel: 366.68

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 05/17/17

PREVIOUS ASSESSMENT

Parcel ID: 173 43 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	422,100	1400	.884	458,000	881,500	881,500	Year End Roll	9/28/2017
2017	101	FV	411,500	500	.884	432,300	844,300	844,300	Year End Roll	9/29/2016
2016	101	FV	396,500	500	.884	419,500	816,500	816,500	Year End Roll	1/14/2016
2015	101	FV	393,100	500	.884	388,400	782,000	782,000	Year End	10/2/2014
2014	101	FV	368,900	500	.884	347,900	717,300	717,300	Year End Roll	1/23/2014
2013	101	FV	362,000	500	.884	337,700	700,200	700,200	Year End Roll	10/25/2012
2012	101	FV	368,900	500	.884	371,500	740,900	740,900	Year End	1/26/2012
2011	101	FV	388,300	500	.884	377,600	766,400	766,400	Year End	2/10/2011

PRINT

Date	Time
10/02/18	15:08:05

LAST REV

Date	Time
06/07/17	11:37:23

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 53

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BUTLER, WILLIAM	24752-182		8/2/1994		375000	No	No			
TODD CONRAD H	13229-369		7/5/1977		80500	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/1998	1338	ADDITION	33,000	C	6/16/1998			6/16/98 100%
5/26/1995	725-95	RENO-ADD	70,000	C	7/1/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L EXTERIOR	613	M COLE
4/15/1996	MEAS+INSPCTD	606	J SMITH
7/18/1995	MEAS/EXT INS	600	PA
6/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101 13 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		38492		SQUARE FE	PRIME SITE		0	6.78	1.755	R3									457,973						458,000	

Total AC/HA:	0.88365	Total SF/SM:	38491.79	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	457,973	Spl Credit		Total:	458,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: FY2019 apro 2019

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	8 - BRICK VEN	25	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1962	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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.4	%

CALC SUMMARY

Basic $ / SQ:	88.00
Size Adj.:	0.99958402
Const Adj.:	1.03275001
Adj $ / SQ:	90.844
Other Features:	66000
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	493103
Depreciation:	71007
Depreciated Total:	422096

COMMENTS

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	RMs:	8	BRs:	5	Baths:	2	HB	1

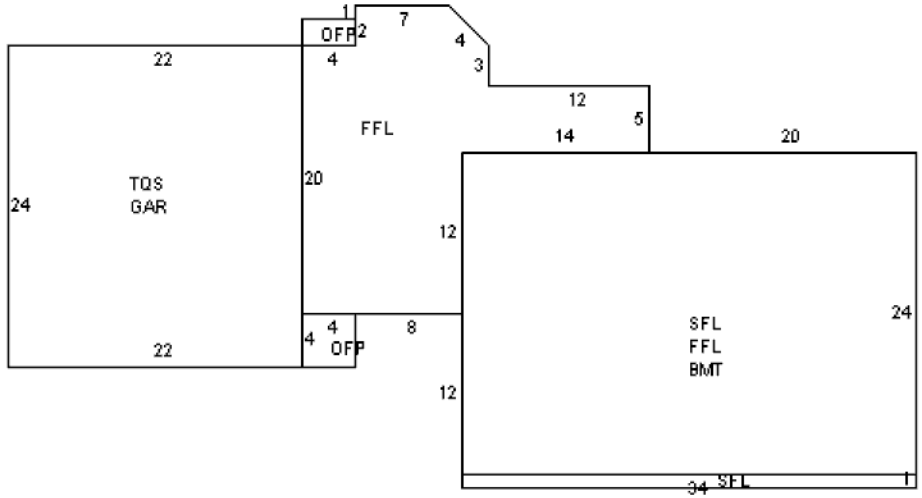
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 799955.6886
Juris. Factor:		Val/Su Fin:	175.58
Special Features:	0	Val/Su Net:	111.90
Final Total:	422100	Val/Su SzAd	175.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,158	90.840	105,198
SFL	2ND FLOOR	850	90.840	77,218
BMT	BASEMENT	816	22.710	18,532
GAR	GARAGE	528	36.000	19,008
TQS	3/4 STORY	396	90.840	35,974
OFP	OPEN PORCH	24	15.000	360

Net Sketched Area:	3,772			Total:	256,290
Size Ad	2404	Gross Area	3904	FinArea	2404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

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	20X12	A	PR	1962	15.00	T	85	101			500			500
19	PATIO	D	Y	1	12x12	A	AV	2017	7.00	T	15	101			900			900

PARCEL ID

173 43 0

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400