



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NEWCOMBE TR CHARLES A		
Owner 2:			
Owner 3:	17 FARRAR RD TRUST		
Street 1:	17 FARRAR RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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 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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	438,100		1.840	646,500	1,084,600
Total Card	438,100		1.840	646,500	1,084,600
Total Parcel	438,100		1.840	646,500	1,084,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		250.02	/Parcel: 250.02

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	438,100	0	1.84	646,500	1,084,600	1,084,600	Year End Roll	9/28/2017
2017	101	FV	426,700	0	1.84	640,100	1,066,800	1,066,800	Year End Roll	9/29/2016
2016	101	FV	413,000	0	1.84	621,700	1,034,700	1,034,700	Year End Roll	1/14/2016
2015	101	FV	409,300	0	1.84	575,300	984,600	984,600	Year End	10/2/2014
2014	101	FV	383,200	0	1.84	536,100	919,300	919,300	Year End Roll	1/23/2014
2013	101	FV	375,700	0	1.84	520,100	895,800	895,800	Year End Roll	10/25/2012
2012	101	FV	383,200	0	1.84	540,100	923,300	923,300	Year End	1/26/2012
2011	101	FV	390,700	0	1.84	558,500	949,200	949,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEWCOMBE, CHARL	25988-164		1/23/1996	CONVENIENC		0	No	No		PUT IN A TRUST
NEWCOMBE LAWREN	22223-304		7/20/1992	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2009	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	D VELUTTI
5/15/1996	MEAS+INSPCTD	606	J SMITH
4/15/1996	MEAS+INSPCTD	606	J SMITH
7/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	646,490	SpI Credit	Total:	646,500
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

PRINT

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

LAST REV

Date	Time
09/11/09	11:24:57

brennanp
54

USER DEFINED

Prior Id # 1:	101 14 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:	

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 17 - SHAKES, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1969, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj: .

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, 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

Table with 13 columns: 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.

More: N

BATH FEATURES

Table with bath details: 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

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 27.%, Functional: %, Economic: %, Special: %, Override: , Total: 27.%, Neighborhood Inf: 1.0000000, LUC Factor: 1.00, Adj Total: 600131, Depreciation: 162035, Depreciated Total: 438096.

CALC SUMMARY

Table with calculations: Basic \$ / SQ: 88.00, Size Adj.: 0.91620499, Const Adj.: 1.01999998, Adj \$ / SQ: 82.239, Other Features: 48750, Grade Factor: 1.37, WtAv\$/SQ: , AvRate: , Ind.Val: 898057.7603, Juris. Factor: , Val/Su Fin: 100.99, Special Features: 0, Val/Su Net: 68.51, Final Total: 438100, Val/Su SzAd: 121.36.

COMMENTS

LARGER GARAGE ANGLED .

RESIDENTIAL GRID

Table with grid details: 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: 12, BRs: 5, Baths: 2, HB 1.

REMODELING

Table with remodeling categories: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

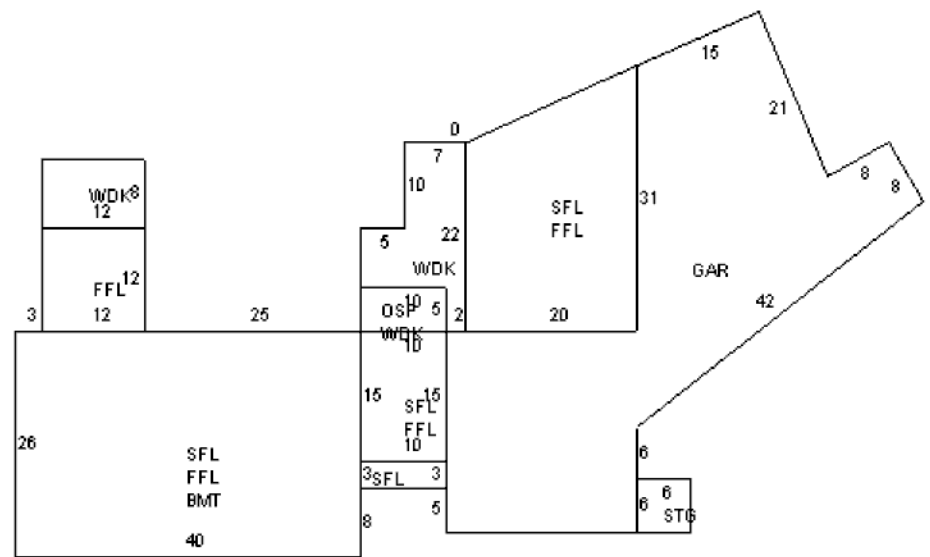
Table with res breakdown: No Unit, RMS, BRS, FL, Totals 1, 12, 5, 2.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Final Total, Val/Su SzAd.

PARCEL ID 173 44 0

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 6,395, Total: 389,302, Size Ad: 3610, Gross Area: 6395, FinArea: 4338.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for FFL, SFL, GAR, BMT, WDK, OSP, STG.

IMAGE

AssessPro Patriot Properties, Inc



Total Yard Items:

Total Special Features:

Total: