



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOUGHTY TR MARK
Owner 2:	DOUGHTY TR PILAR
Owner 3:	FARRAR ROAD REALTY TRUST
Street 1:	5 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOCH - ROIMAR H H
Owner 2:	C/O RN HOEHN ESQ -
Street 1:	2 INTERNATIONAL PLACE
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02110

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2013, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	552,600		1.840	542,500	1,095,100
Total Card	552,600		1.840	542,500	1,095,100
Total Parcel	552,600		1.840	542,500	1,095,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		370.84	/Parcel: 370.84

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

Insp Date	05/06/14
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	552,600	0	1.84	542,500	1,095,100	1,095,100	Year End Roll	9/28/2017
2017	101	FV	537,600	0	1.84	512,100	1,049,700	1,049,700	Year End Roll	9/29/2016
2016	101	FV	519,900	0	1.84	496,900	1,016,800	1,016,800	Year End Roll	1/14/2016
2015	101	FV	102,700	0	1.84	460,100	562,800	562,800	Year End	10/2/2014
2014	130	FV		0	1.84	412,100	412,100	412,100	Year End Roll	1/23/2014
2013	130	FV		0	1.84	400,100	400,100	400,100	Year End Roll	10/25/2012
2012	130	FV		0	1.84	540,100	540,100	540,100	Year End	1/26/2012
2011	130	FV		0	1.84	558,500	558,500	558,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOCH,ROIMAR H H	58655-395		3/12/2012	CHANGE IN US	550000	No	No			
BEATEAY WALTER	12575-353		1/4/1974		23200	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/22/2014	5716	RENOVATI	59,000	C	5/27/2015			Sheet metal work f
12/3/2013	5611	NEW HOME	629,710	C	11/25/2014			new house 4768sqft

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
5/6/2014	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

