



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEO KAREN
Owner 2:	
Owner 3:	
Street 1:	37 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

Owner 1:	MORAN DAVID R -
Owner 2:	BECKWITH MARY W -
Street 1:	37 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5013

NARRATIVE DESCRIPTION

This Parcel contains 3.33 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1911, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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	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		1.493		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									44,790						44,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	215,100	97,600	3.330	691,200	1,003,900
Total Card	215,100	97,600	3.330	691,200	1,003,900
Total Parcel	215,100	97,600	3.330	691,200	1,003,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		400.88	/Parcel: 400.88

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

GIS Ref
GIS Ref
Insp Date
07/19/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	215,100	97600	3.33	691,200	1,003,900	1,003,900	Year End Roll	9/28/2017
2017	101	FV	209,000	97600	3.33	684,800	991,400	991,400	Year End Roll	9/29/2016
2016	101	FV	204,900	8700	3.33	666,400	880,000	880,000	Year End Roll	1/14/2016
2015	101	FV	202,900	8700	3.33	620,000	831,600	831,600	Year End	10/2/2014
2014	101	FV	188,600	8700	3.33	580,800	778,100	778,100	Year End Roll	1/23/2014
2013	101	FV	184,500	8700	3.33	564,800	758,000	758,000	Year End Roll	10/25/2012
2012	101	FV	188,600	8700	3.33	584,800	782,100	782,100	Year End	1/26/2012
2011	101	FV	192,700	8700	3.33	603,200	804,600	804,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORAN DAVID R,	53146-41		7/6/2009		830000	No	No			
MORAN - BECKWIT	47134-283		3/6/2006	FAMILY		1	No	No		
BECK GARY E	18198-518		6/8/1987		199000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/2/2015	6046	BARN	50,000	C	5/24/2016			Construct an unhea
3/30/2015	6037	DEMOLITI	4,000	C				Demolish garage
2/22/2010	4385	FENCE		C				replace a livestock
11/20/2009	4335	RENOVATI	75,000	C	6/7/2010			remodel bth & reno
11/3/2009	4324	ROOF		C				strip & re-roof ho

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2016	PERMIT VISIT	618	G BOURGAULT
7/19/2010	MEAS/EXT INS	25	D ERSKINE
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	ENTRY DENIED	615	D VELUTTI
4/18/1996	MEAS+INSPCTD	606	J SMITH
12/20/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	3	- GAMBREL
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- AVG. (+)	
Year Blt:	1911	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:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOOD 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
14	OFF	A	Y	1	9X21	F	FR	1935	13.50	T	80	101			500			500
33	2 ST BARN	D	Y	1	1765	A	AV	2015	55.00	T	0	101			97,100			97,100

More: N

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:	1	Rating:	AVERAGE
WSFlue:		Rating:	

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:	88.00
Size Adj.:	0.98959267
Const Adj.:	1.00979996
Adj \$ / SQ:	87.938
Other Features:	46876
Grade Factor:	1.12
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	325848
Depreciation:	110788
Depreciated Total:	215060

COMMENTS

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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: 3		Baths: 2		HB: 1					

REMODELING

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

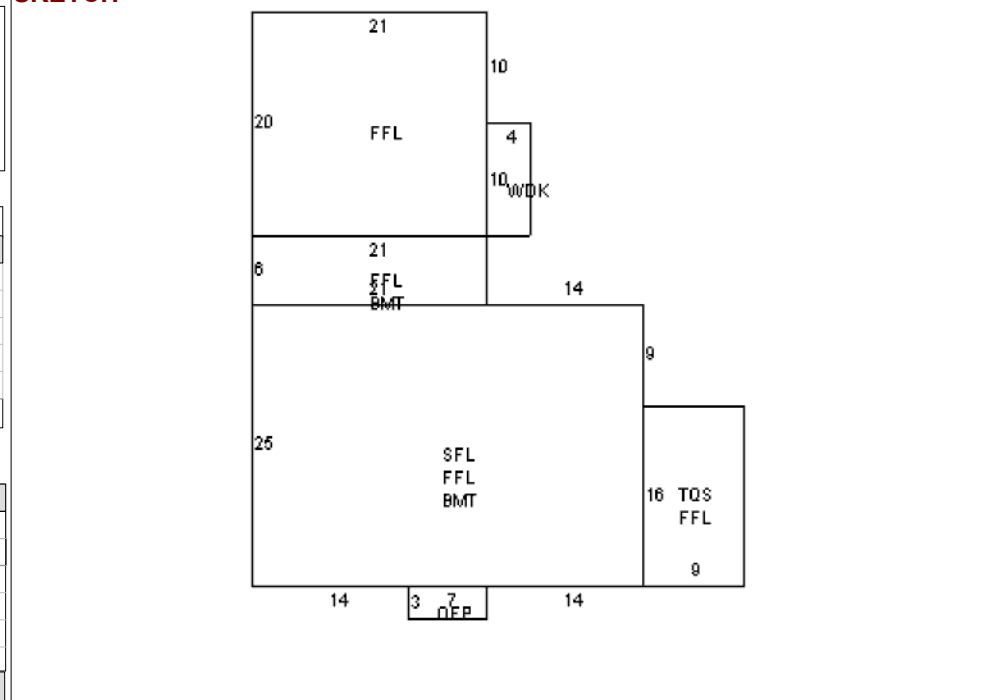
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	958664.0159
Juris. Factor:		Val/Su Fin:	85.90	
Special Features:	0	Val/Su Net:	60.32	
Final Total:	215100	Val/Su SzAd:	85.89	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,565	87.940	137,622	
BMT	BASEMENT	1,001	21.980	22,006	
SFL	2ND FLOOR	831	87.940	73,098	
TQS	3/4 STORY	108	87.940	9,497	
WDK	WOOD DECK	40	38.000	1,520	
OFF	OPEN PORCH	21	15.000	315	
Net Sketched Area:		3,566	Total:	244,058	
Size Ad	2504.25	Gross Area	3646	FinArea	2504

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				0

IMAGE

AssessPro Patriot Properties, Inc



Total Yard Items:	97,600	Total Special Features:		Total:	97,600
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