

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NEURATH PAUL
Owner 2:	NEURATH KAREN
Owner 3:	
Street 1:	33 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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		47480		SQUARE FE	PRIME SITE		0	6.78	1.479	R3									476,254						476,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	193,500	2,200	1.090	476,300	672,000
Total Card	193,500	2,200	1.090	476,300	672,000
Total Parcel	193,500	2,200	1.090	476,300	672,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		363.64	/Parcel: 363.64

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	193,500	2200	1.09	476,300	672,000	672,000	Year End Roll	9/28/2017
2017	101	FV	189,600	2200	1.09	449,600	641,400	641,400	Year End Roll	9/29/2016
2016	101	FV	189,600	2200	1.09	436,200	628,000	628,000	Year End Roll	1/14/2016
2015	101	FV	181,800	2200	1.09	403,900	587,900	587,900	Year End	10/2/2014
2014	101	FV	179,800	2200	1.09	361,800	543,800	543,800	Year End Roll	1/23/2014
2013	101	FV	175,900	2200	1.09	351,200	529,300	529,300	Year End Roll	10/25/2012
2012	101	FV	175,900	2200	1.09	386,300	564,400	564,400	Year End	1/26/2012
2011	101	FV	179,800	2200	1.09	392,700	574,700	574,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KULKA J PETER	22454-161		10/1/1992		208500	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2018	7095	BATH	18,000	O				Remodel a bathroom
12/5/1995	873-95	SCREENPR	11,000	C	6/14/1996			
1/15/1993	196	ADDITION	75,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	ENTRY DENIED	615	D VELUTTI
4/15/1996	MEAS+INSPCTD	606	J SMITH
6/27/1994	FIELDREV CHG	600	PA
2/4/1994	PERMIT VISIT	600	PA
6/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1948
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

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

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	308	A	FR	1948	36.00	T	80	101			2,200			2,200

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
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:	GD - Good	24.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		24.2%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	1.07467532
Const Adj.:	1.00979996
Adj \$ / SQ:	85.731
Other Features:	38500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	255211
Depreciation:	61761
Depreciated Total:	193450

COMMENTS

ALL NEW EXTERIOR/NEW WINDOWS

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:	6	BRs:	3	Baths:	2	HB					

REMODELING

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

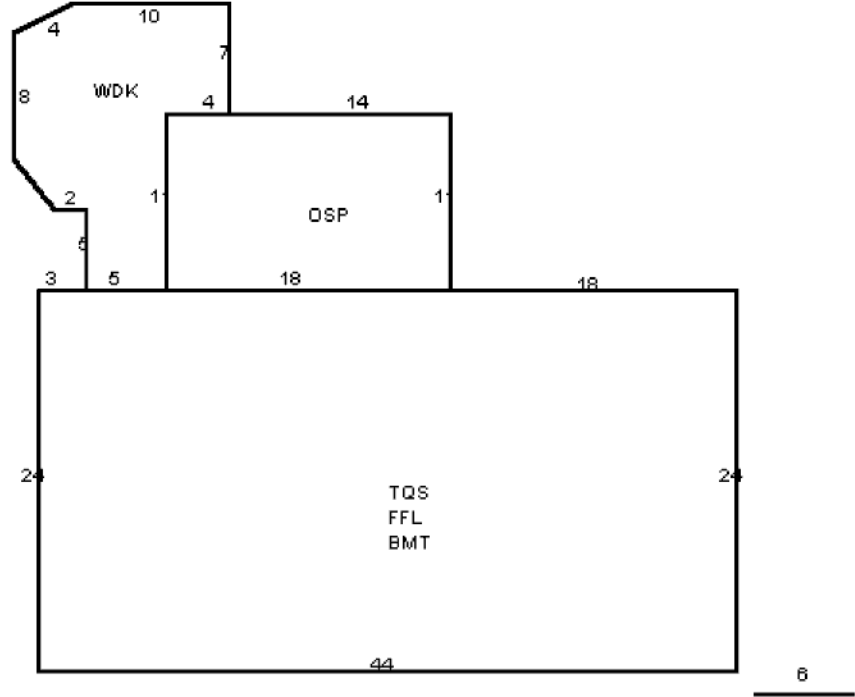
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	657108.3984
Juris. Factor:		Val/Su Fin:		104.71	
Special Features:	0	Val/Su Net:		59.14	
Final Total:	193500	Val/Su SzAd		104.71	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,056	21.430	22,633	
FFL	1ST FLOOR	1,056	85.730	90,532	
TQS	3/4 STORY	792	85.730	67,899	
OSP	SCRN PORCH	198	22.500	4,455	
WDK	WOOD DECK	170	22.630	3,847	
Net Sketched Area:		3,272	Total:	189,366	
Size Ad	1848	Gross Area	3536	FinArea	1848

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

