



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STEIN KITTY
Owner 2:	LANGELL JR JOHN A
Owner 3:	
Street 1:	12 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

PREVIOUS OWNER

Owner 1:	STEIN KITTY -
Owner 2:	LANGELL JOHN A JR -
Street 1:	12 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5012

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 1 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	185,900	12,500	1.870	543,400	741,800	z335
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 412.11						/Parcel: 412.11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	185,900	12500	1.87	543,400	741,800	741,800	Year End Roll	9/28/2017
2017	101	FV	195,500	12500	1.87	513,000	721,000	721,000	Year End Roll	9/29/2016
2016	101	FV	193,300	12500	1.87	497,800	703,600	703,600	Year End Roll	1/14/2016
2015	101	FV	189,000	12500	1.87	461,000	662,500	662,500	Year End	10/2/2014
2014	101	FV	180,400	12500	1.87	413,000	605,900	605,900	Year End Roll	1/23/2014
2013	101	FV	176,100	12500	1.87	401,000	589,600	589,600	Year End Roll	10/25/2012
2012	101	FV	123,400	12500	1.87	541,000	676,900	676,900	Year End	1/26/2012
2011	101	FV	127,900	12500	1.87	559,400	699,800	699,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEIN KITTY,	30857-367		10/15/1999	CONVENIENC		1	No	No		
STEIN KITTY	17746-253		12/31/1986	PART INTERES	125000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2018	7110	WINDOWS	10,971	C				Replace 4 windows
8/14/2001	2319	ROOF		C				
1/13/1995	657-95	MANUAL	12,000	C	8/24/1995			BATHROOM

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	MEAS+INSPCTD	4	JG
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	D VELUTTI
4/15/1996	MEAS+INSPCTD	606	J SMITH
8/24/1995	PERMIT VISIT	606	J SMITH
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	2	- BUNGALOW
Sty Ht:	1A - 1A	
(Liv) Units:	1	Total: 1
Foundation:	3 - BRK OR STN	
Frame:	1 - WOOD	
Prime Wall:	2 - CLAPBOARD	
Sec Wall:		
Roof Struct:	2 - HIP	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

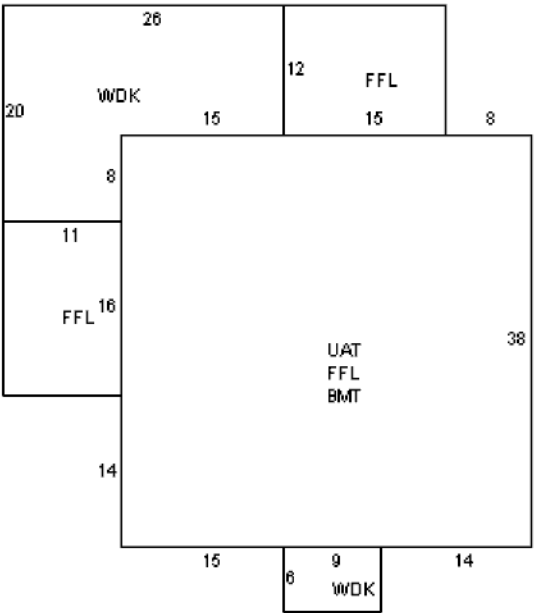
BATH FEATURES

Full Bath	1	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

COMMENTS

5/17 INT+EXT= AVG, DIRT BSMT.

SKETCH



GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1900
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

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

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	RM:	6	BR:	1	Baths:	1	HB:	1					

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		
Economic:		
Special:		
Override:		
Total:		34%

REMODELING

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

RES BREAKDOWN

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

INTERIOR INFORMATION

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:	Yes	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	1.08333337
Const Adj.:	1.00979996
Adj \$ / SQ:	87.516
Other Features:	35500
Grade Factor:	1.12
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	281649
Depreciation:	95761
Depreciated Total:	185889

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	688038.0549
Juris. Factor:	Val/Su Fin:	103.28	
Special Features:	0	Val/Su Net:	47.48
Final Total:	185900	Val/Su SzAd:	103.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,800	87.520	157,529	
BMT	BASEMENT	1,444	21.880	31,593	
WDK	WOOD DECK	454	17.390	7,895	
UAT	UNF ATTIC	217	87.520	18,956	
Net Sketched Area:		3,915	Total:	215,973	
Size Ad	1800	Gross Area	5142	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	22x24	A	AV	1986	36.00	T	34.5	101			12,500			12,500

PARCEL ID 173 36 0

IMAGE

AssessPro Patriot Properties, Inc

