173	35	0			1 of 1	RESIDENTIAL	TOTAL ASSESSED: 841,300
Map	Lot	Sublot	Building	Unit	CARD		!405!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CRAIG JAMES E				
Owner 2:	CRAIG JULIA P				
Owner 3:					
Street 1:	10 FARRAR RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-5012			Type:	

PREVIOUS OWNER

Owner 1:	THORNE KAREN O -				
Owner 2:	-				
Street 1:	10 FARRAR RD				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773-5012				

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	364,100	8,900	1.000	468,300	841,300
Total Card	364,100	8,900	1.000	468,300	841,300
Total Parcel	364,100	8,900	1.000	468,300	841,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 229.44 | /Parcel: 229.44

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	07/18/11

PREVIOUS ASSESSMENT

Parcel ID: 173 35 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	364,100	8900	1.	468,300	841,300	841,300	Year End Roll	9/28/2017
2017	101	FV	353,700	8900	1.	442,000	804,600	804,600	Year End Roll	9/29/2016
2016	101	FV	341,600	8900	1.	428,900	779,400	779,400	Year End Roll	1/14/2016
2015	101	FV	338,200	8900	1.	397,100	744,200	744,200	Year End	10/2/2014
2014	101	FV	314,200	8900	1.	355,700	678,800	678,800	Year End Roll	1/23/2014
2013	101	FV	307,400	8900	1.	345,300	661,600	661,600	Year End Roll	10/25/2012
2012	101	FV	314,200	8900	1.	379,900	703,000	703,000	Year End	1/26/2012
2011	101	FV	249,200	8900	1.	386,100	644,200	644,200	Year End	2/10/2011

PRINT

Date	Time
10/02/18	15:39:21

LAST REV

Date	Time
08/24/16	09:01:04
blakeley	
405	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THORNE KAREN O,	44085-69		11/12/2004		818000	No	No			
PETTIT JULIE	13793-163		9/20/1979		135000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2016	6362	MANUAL	14,000	C	5/25/2016			Finish storage spa
12/8/2009	4350	RENOVATI	240,000	C	12/8/2010			reno and construct

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2011	MEAS+INSPCTD	25	D ERSKINE
11/11/2008	MEAS/EXT INS	25	D ERSKINE
5/16/2005	MEAS+INSPCTD	600	PA
10/27/2001	M&L COMPLETE	615	D VELUTTI
4/15/1996	MEAS+INSPCTD	606	J SMITH
11/24/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116 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:	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	6.78	1.586	R3									468,281						468,300	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	468,281	Spl Credit		Total:	468,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(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:	B - GOOD		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:			%
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
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	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26	%

CALC SUMMARY

Basic $ / SQ:	88.00
Size Adj.:	0.93303847
Const Adj.:	1.00979996
Adj $ / SQ:	82.912
Other Features:	50533
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	492006
Depreciation:	127921
Depreciated Total:	364084

COMMENTS

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:	10	BRs:	4	Baths:	1	HB	1

REMODELING

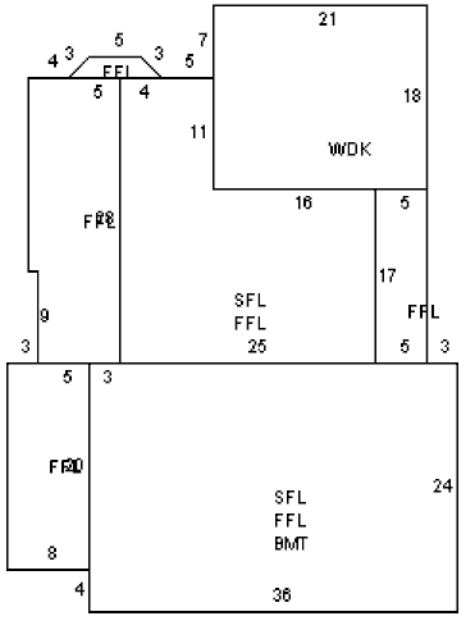
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	2

Totals		
1	10	4

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val	683264.4268

Juris. Factor:		Val/Su Fin:	99.29
Special Features:	0	Val/Su Net:	80.55
Final Total:	364100	Val/Su SzAd	111.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,890	82.910	156,704
SFL	2ND FLOOR	1,388	82.910	115,082
BMT	BASEMENT	864	34.720	29,998
WDK	WOOD DECK	378	18.020	6,812

Net Sketched Area:	4,520			Total:	308,596
Size Ad	3278	Gross Area	4520	FinArea	3667

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	45	A	

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	576	A	AV	1925	36.00	T	60	101			8,300			8,300
2	SHED/FR	D	Y	1	140	A	AV	1925	15.00	T	70	101			600			600

More:	N	Total Yard Items:	8,900	Total Special Featues:		Total:	8,900

PARCEL ID

173 35 0

IMAGE

AssessPro Patriot Properties, Inc