173	44	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 1,149,700
Map	Lot	Sublot	Building	Unit	CARD	!54!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NEWCOMBE TR CHARLES A				
Owner 2:					
Owner 3:	17 FARRAR RD TRUST				
Street 1:	17 FARRAR RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773			Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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	485,600		1.840	664,100	1,149,700
Total Card	485,600		1.840	664,100	1,149,700
Total Parcel	485,600		1.840	664,100	1,149,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.82 | /Parcel: 258.82

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/24/18

PREVIOUS ASSESSMENT

Parcel ID 173 44 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	438,100	0	1.84	646,500	1,084,600	1,084,600	Create Final value 2019	6/4/2019
2018	101	FV	438,100	0	1.84	646,500	1,084,600	1,084,600	Year End Roll	9/28/2017
2017	101	FV	426,700	0	1.84	640,100	1,066,800	1,066,800	Year End Roll	9/29/2016
2016	101	FV	413,000	0	1.84	621,700	1,034,700	1,034,700	Year End Roll	1/14/2016
2015	101	FV	409,300	0	1.84	575,300	984,600	984,600	Year End	10/2/2014
2014	101	FV	383,200	0	1.84	536,100	919,300	919,300	Year End Roll	1/23/2014
2013	101	FV	375,700	0	1.84	520,100	895,800	895,800	Year End Roll	10/25/2012
2012	101	FV	383,200	0	1.84	540,100	923,300	923,300	Year End	1/26/2012

PRINT

Date	Time
09/30/19	15:56:26

LAST REV

Date	Time
10/24/18	15:33:36

apro

54

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEWCOMBE, CHARL	25988-164		1/23/1996	CONVENIENC	0	No	No			PUT IN A TRUST
NEWCOMBE LAWREN	22223-304		7/20/1992	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
6/30/2009	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
5/15/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

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

USER DEFINED

Prior Id # 1:	101 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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

Total AC/HA:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	664,090	Spl Credit		Total:	664,100

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:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	17 - SHAKES		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	3	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:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	27	%

CALC SUMMARY

Basic $ / SQ:	94.00
Size Adj.:	0.91620499
Const Adj.:	1.01999998
Adj $ / SQ:	87.846
Other Features:	60805
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	665156
Depreciation:	179592
Depreciated Total:	485564

COMMENTS

LARGER GARAGE ANGLED .

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:	12	BRs:	4	Baths:	3	HB	1

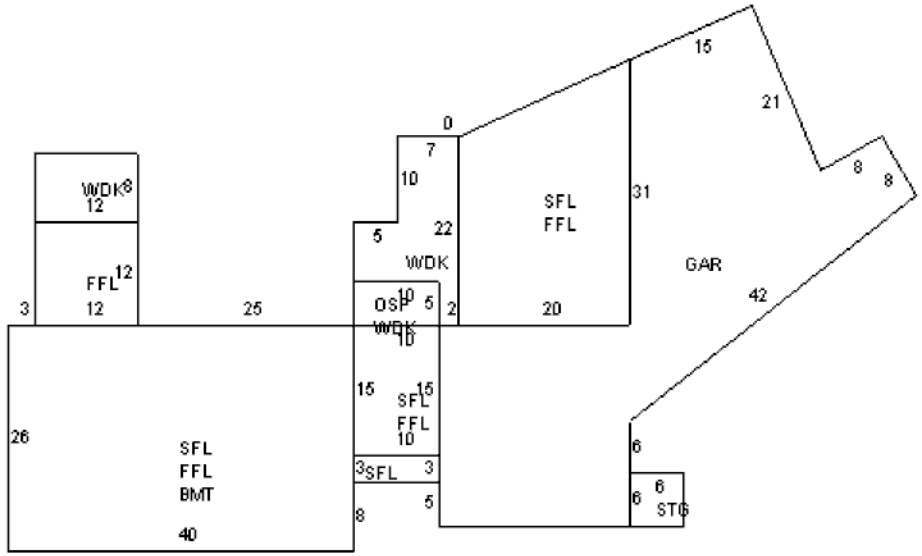
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	2
Totals			
1	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 898057.7603

Juris. Factor:		Val/Su Fin:	109.32
Special Features:	0	Val/Su Net:	75.93
Final Total:	485600	Val/Su SzAd	134.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,862	87.850	163,569
SFL	2ND FLOOR	1,748	87.850	153,554
GAR	GARAGE	1,349	36.000	48,564
BMT	BASEMENT	1,040	39.530	41,112
WDK	WOOD DECK	310	18.850	5,843
OSP	SCRN PORCH	50	22.500	1,125
STG	STORAGE	36	15.000	540
	Net Sketched Area:	6,395	Total:	414,307
Size Ad	3610	Gross Area	6395	FinArea 4442

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

173 44 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	