173	46	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 1,155,500
Map	Lot	Sublot	Building	Unit	CARD	!56!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOUGHTY TR MARK				
Owner 2:	DOUGHTY TR PILAR				
Owner 3:	FARRAR ROAD REALTY TRUST				
Street 1:	5 FARRAR ROAD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	01773			Type:	

PREVIOUS OWNER

Owner 1:	HOCH - ROIMAR H H		
Owner 2:	C/O RN HOEHN ESQ -		
Street 1:	2 INTERNATIONAL PLACE		
Twn/City:	BOSTON		
St/Prov:	MA	Cntry	
Postal:	02110		

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2013, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	R1	Residential	100	U		
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	595,400		1.840	560,100	1,155,500
Total Card	595,400		1.840	560,100	1,155,500
Total Parcel	595,400		1.840	560,100	1,155,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.30 | /Parcel: 391.30

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 05/06/14

PREVIOUS ASSESSMENT

Parcel ID: 173 46 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	552,600	0	1.84	542,500	1,095,100	1,095,100	Create Final value 2019	6/4/2019
2018	101	FV	552,600	0	1.84	542,500	1,095,100	1,095,100	Year End Roll	9/28/2017
2017	101	FV	537,600	0	1.84	512,100	1,049,700	1,049,700	Year End Roll	9/29/2016
2016	101	FV	519,900	0	1.84	496,900	1,016,800	1,016,800	Year End Roll	1/14/2016
2015	101	FV	102,700	0	1.84	460,100	562,800	562,800	Year End	10/2/2014
2014	130	FV		0	1.84	412,100	412,100	412,100	Year End Roll	1/23/2014
2013	130	FV		0	1.84	400,100	400,100	400,100	Year End Roll	10/25/2012
2012	130	FV		0	1.84	540,100	540,100	540,100	Year End	1/26/2012

PRINT

Date	Time
09/30/19	15:56:37

LAST REV

Date	Time
06/10/15	14:22:55

apro

56

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOCH,ROIMAR H H	58655-395		3/12/2012	CHANGE IN US	550000	No	No			
BEATTEAY WALTER	12575-353		1/4/1974		23200	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2014	5716	RENOVATI	59,000	C	5/27/2015			Sheet metal work f
12/3/2013	5611	NEW HOME	629,710	C	11/25/2014			new house 4768sqft

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
5/6/2014	MEAS+INSPCTD	25	D ERSKINE

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

USER DEFINED

Prior Id # 1:	101 16 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

Total AC/HA:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	560,090	Spl Credit		Total:	560,100

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

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2H - 2H		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	9 - METAL		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:			
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:	3 - ELECTRIC		
Heat Type:	1 - FORCED H/A		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	94.00
Size Adj.:	0.95318317
Const Adj.:	1.00959599
Adj $ / SQ:	90.459
Other Features:	42534
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	595442
Depreciation:	0
Depreciated Total:	595442

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:	8	BRs:	3	Baths:	3	HB	

REMODELING

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

RES BREAKDOWN

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

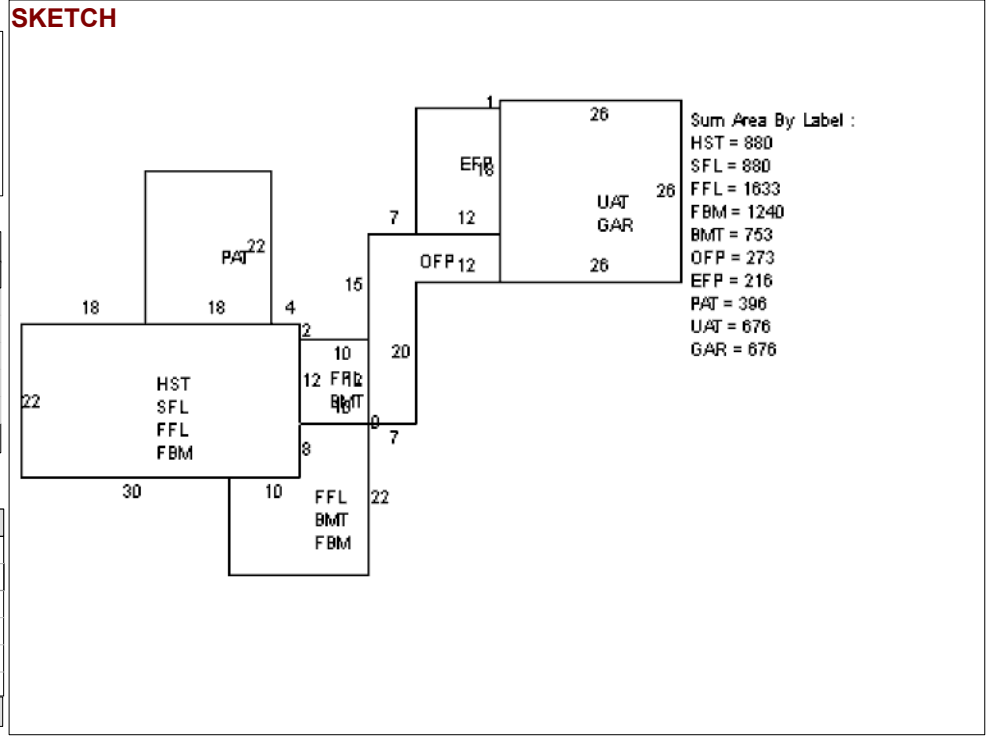
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 0.00000

Juris. Factor:		Val/Su Fin:	201.63
Special Features:	0	Val/Su Net:	90.10
Final Total:	595400	Val/Su SzAd	201.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,633	90.460	147,720
FBM	FIN BMT	1,240	40.710	50,476
SFL	2ND FLOOR	880	90.460	79,604
BMT	BASEMENT	753	22.610	17,029
GAR	GARAGE	676	36.000	24,336
HST	HALF STORY	440	90.460	39,802
PAT	PATIO	396	7.000	2,772
OFP	OPEN PORCH	273	15.000	4,095
	Net Sketched Area:	6,608	Total:	382,783

Size Ad	2953	Gross Area	7623	FinArea	2953

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

173 46 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:	