



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEECKTS TR ELEANOR R
Owner 2:	SEECKTS TR LINDA D
Owner 3:	40 FARRAR ROAD REALTY TRUST
Street 1:	40 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5011 Type:

PREVIOUS OWNER

Owner 1:	SEECKTS ELEANOR R -
Owner 2:	-
Street 1:	40 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5011

NARRATIVE DESCRIPTION

This Parcel contains 1.29 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				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		56192.39844		SQUARE FE	PRIME SITE		0	7.	1.297	R3									510,004						510,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	226,400	2,000	1.290	510,000	738,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 384.88						/Parcel: 384.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,600	2000	1.29	510,000	723,600	723,600	Year End Roll	9/26/2019
2019	101	FV	215,300	2000	1.29	494,000	711,300	711,300	Create Final value 2019	6/4/2019
2018	101	FV	215,300	2000	1.29	494,000	711,300	711,300	Year End Roll	9/28/2017
2017	101	FV	232,100	2000	1.29	466,300	700,400	700,400	Year End Roll	9/29/2016
2016	101	FV	228,000	2000	1.29	452,400	682,400	682,400	Year End Roll	1/14/2016
2015	101	FV	219,800	2000	1.29	418,900	640,700	640,700	Year End	10/2/2014
2014	101	FV	217,700	2000	1.29	375,200	594,900	594,900	Year End Roll	1/23/2014
2013	101	FV	213,600	2000	1.29	364,300	579,900	579,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEECKTS ELEANOR	48612-146		12/5/2006	FAMILY		1 No	No			
	9566-510		3/19/1960			0 No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
5/17/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
5/30/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22	-	CONVENT'NL
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	3	-	BRK OR STN
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+	-	AVG. (+)
Year Blt:	1952	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:	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
2	SHED/FR	D	Y	1	144	A	FR	1952	15.00	T	75	101			500			500
2	SHED/FR	D	Y	1	352	A	FR	1952	15.00	T	75	101			1,300			1,300
2	SHED/FR	D	Y	1	60	A	FR	1952	15.00	T	75	101			200			200

More:	N	Total Yard Items:	2,000	Total Special Features:		Total:	2,000
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BATH FEATURES

Full Bath:	2	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:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	-	Average	31.	%
Functional:					%
Economic:					%
Special:					%
Override:					%
Total:				31.4	%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.06274438
Const Adj.:	1.00979996
Adj \$ / SQ:	101.950
Other Features:	43500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	329983
Depreciation:	103615
Depreciated Total:	226369

COMMENTS

5/17 EXT BELOW AVG.

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:	8	BR:	4	Bath:	2	HB:	1				

REMODELING

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

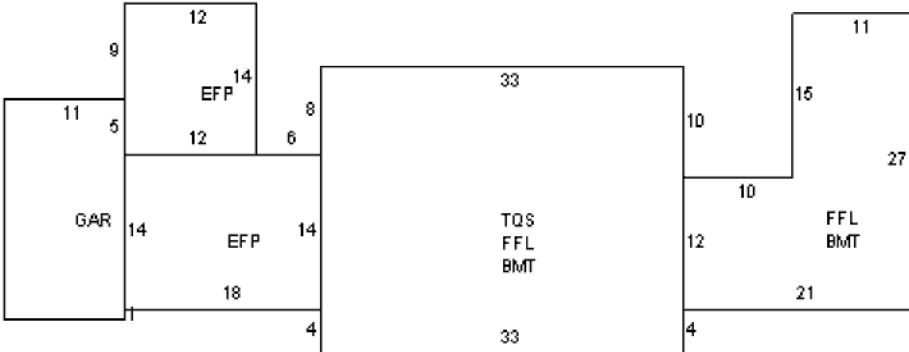
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val:680391.6179
Juris. Factor:		Val/Su Fin:		117.98
Special Features:	0	Val/Su Net:		59.05
Final Total:	226400	Val/Su SzAd:		118.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,275	25.490	32,497	
FFL	1ST FLOOR	1,275	101.950	129,986	
TQS	3/4 STORY	644	101.950	65,605	
EFP	ENCL PORCH	420	36.000	15,120	
GAR	GARAGE	220	36.000	7,920	
Net Sketched Area:		3,834	Total:	251,128	
Size Ad	1918.5	Gross Area	4048	FinArea	1919

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc