174	16	0			1 of 1	RESIDENTIAL	TOTAL ASSESSED:	931,600
Map	Lot	Sublot	Building	Unit	CARD		!31!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ABRAHAM ION C
Owner 2:	ABRAHAM MELINDA K
Owner 3:	
Street 1:	41 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

Owner 1:	ACKERMAN DAVID -
Owner 2:	ACKERMAN KATE -
Street 1:	41 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-5013

NARRATIVE DESCRIPTION

This Parcel contains 1.29 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1954, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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	353,100	2,200	1.290	576,300	931,600
Total Card	353,100	2,200	1.290	576,300	931,600
Total Parcel	353,100	2,200	1.290	576,300	931,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.38 | /Parcel: 406.38

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 12/11/18

PREVIOUS ASSESSMENT

Parcel ID: 174 16 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	320,400	2200	1.29	510,000	832,600	832,600	Year End Roll	10/15/2020
2020	101	FV	276,100	2200	1.29	510,000	788,300	788,300	Year End Roll	9/26/2019
2019	101	FV	262,700	2200	1.29	494,000	758,900	758,900	Create Final value 2019	6/4/2019
2018	101	FV	262,700	2200	1.29	494,000	758,900	758,900	Year End Roll	9/28/2017
2017	101	FV	257,600	2200	1.29	466,300	726,100	726,100	Year End Roll	9/29/2016
2016	101	FV	253,900	2200	1.29	452,400	708,500	708,500	Year End Roll	1/14/2016
2015	101	FV	244,000	2200	1.29	418,900	665,100	665,100	Year End	10/2/2014
2014	101	FV	241,500	2200	1.29	375,200	618,900	618,900	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	16:34:43

LAST REV

Date	Time
06/08/20	06:41:24
apro	
31	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ACKERMAN DAVID,	50046-565		8/31/2007		750,000	No	No			
FADDOUL NATALIE	35268-61		4/12/2002		690,000	No	No			
	8327-172		9/19/1954			No	No			

USER DEFINED

Prior Id # 1:	100 10 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2018	7208	KITCHEN	34,873	C	12/21/2018			Renovate existing
12/6/2013	5616	RENOVATI	13,315	C				expand master clos
12/5/2013	5612	MANUAL	9,000	C				install insulation
4/26/2004	2895	SHED		C	6/13/2006			6/26 5% 4/30 95% 6

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
12/11/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	50	
4/30/2005	MEAS/EXT INS	615	
6/26/2004	MEAS/EXT INS	615	
12/13/2003	MEAS/EXT INS	615	
10/27/2001	M&L COMPLETE	615	
5/21/1996	MEAS+INSPCTD	606	

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

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		56192.398		SQUARE FE	PRIME SITE		0	7.91	1.297	R3									576,305						576,300	

Total AC/HA:	1.29000	Total SF/SM:	56192.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	576,305	Spl Credit		Total:	576,300

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

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
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:	1954	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:	P		
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

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	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	%

CALC SUMMARY

Basic $ / SQ:	103.00
Size Adj.:	1.01750481
Const Adj.:	1.01999998
Adj $ / SQ:	106.899
Other Features:	64000
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	511697
Depreciation:	158626
Depreciated Total:	353071

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:	4	Baths:	2	HB	

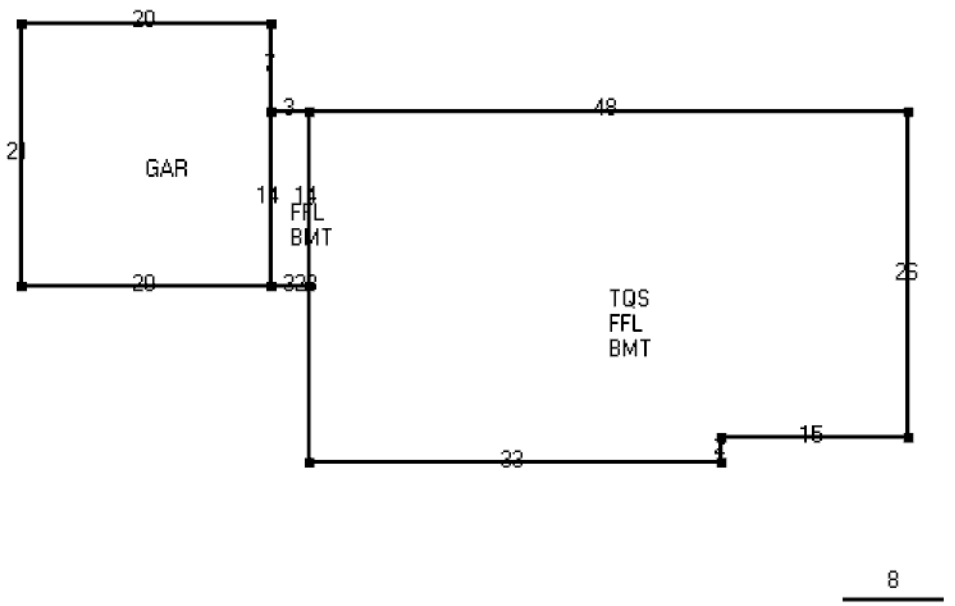
REMODELING

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

RES BREAKDOWN

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

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 321100.0000
Juris. Factor:		Before Depr:	155.00
Special Features:	0	Val/Su Net:	87.86
Final Total:	353100	Val/Su SzAd	157.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,356	32.070	43,487
FFL	1ST FLOOR	1,356	106.900	144,955
TQS	3/4 STORY	887	96.210	85,333
GAR	GARAGE	420	36.000	15,120

Net Sketched Area:	4,019			Total:	288,895
Size Ad	2242.9499	Gross Area	4446	FinArea	2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	0
TQS	90	UNF	25	A	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	12x16	A	AV	2004	15.00	T	25	101			2,200			2,200

More:	N	Total Yard Items:	2,200	Total Special Featues:		Total:	2,200

PARCEL ID

174 16 0

IMAGE

AssessPro Patriot Properties, Inc