



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: SELLERS TR KAREN D
Owner 2: DAWES TR EARL H
Owner 3: DAWES REALTY TRUST
Street 1: 1377 LAFAYETTE ROAD
Street 2:
Twn/City: N KINGSTON
St/Prov: RI Cntry Own Occ: Y
Postal: 02852 Type:

PREVIOUS OWNER

Owner 1: SELLERS KAREN D -
Owner 2: DAWES EARL H -
Street 1: 45 FARRAR RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-5013

NARRATIVE DESCRIPTION

This Parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1945, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:						
D				Topo		
s				Street	1	PAVED
t				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		80000		SQUARE FE	PRIME SITE		0	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.743		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,290						22,300	
101	ONE FAM		0.32		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,920						1,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	302,700	10,900	2.900	709,000	1,022,600	6/2010 Combined private drive (previously unassessed) with this parcel.
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 485.10						/Parcel: 485.10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	273,400	10900	2.9	664,200	948,500	948,500	Year End Roll	10/15/2020
2020	101	FV	242,600	10900	2.9	688,200	941,700	941,700	Year End Roll	9/26/2019
2019	101	FV	230,500	10900	2.9	670,600	912,000	912,000	Create Final value 2019	6/4/2019
2018	101	FV	230,500	10900	2.9	670,600	912,000	912,000	Year End Roll	9/28/2017
2017	101	FV	252,100	10500	2.9	664,200	926,800	926,800	Year End Roll	9/29/2016
2016	101	FV	248,400	10500	2.9	645,800	904,700	904,700	Year End Roll	1/14/2016
2015	101	FV	238,300	10500	2.9	599,400	848,200	848,200	Year End	10/2/2014
2014	101	FV	235,700	10500	2.9	560,200	806,400	806,400	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SELLERS KAREN D	43501-30		8/11/2004	CONVENIENC	99	No	No			
DAWES DONALD L,	43501-25		8/11/2004	CONVENIENC	99	No	No			
	9081-362		2/19/1957		16,000	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+INSPCTD	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/17/2001	M&L COMPLETE	613	
5/23/1996	MEAS+INSPCTD	606	
4/18/1996	MEAS+INSPCTD	606	
9/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 5 - CAPE, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 2 - CONC BLOCK, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bathroom details: 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

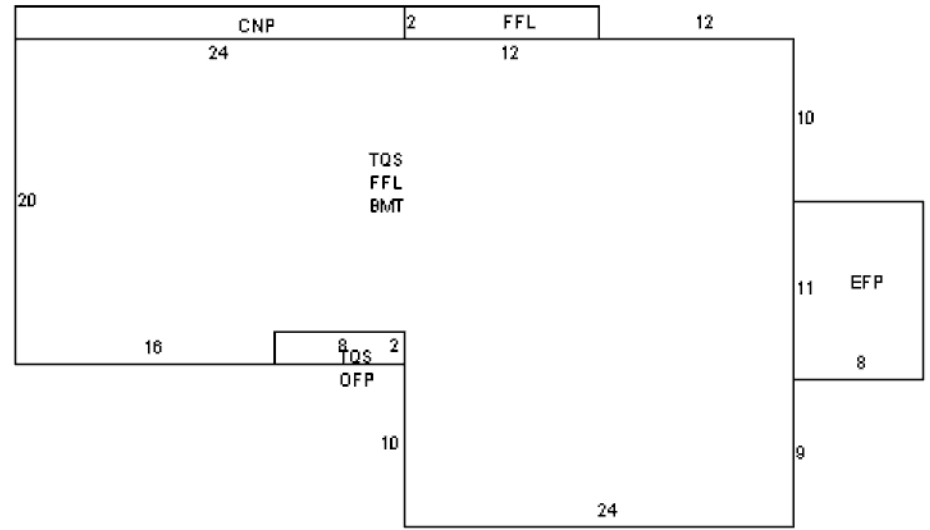
COMMENTS

5/17 INT= AVG-WORN/DATED.

RESIDENTIAL GRID

Table with residential grid details: 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: 9, BRs: 4, Baths: 2, HB 1

SKETCH



GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1945, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals, 1, 9, 4, 1

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 32.%, Functional: %, Economic: %, Special: %, Override: , Total: 32.8%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 103.00, Size Adj.: 1.03462994, Const Adj.: 1.00979996, Adj \$ / SQ: 107.611, Other Features: 47500, Grade Factor: 1.45, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 450459, Depreciation: 147751, Depreciated Total: 302708

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 911113.4920, Juris. Factor, Before Depr: 156.04, Special Features: 0, Val/Su Net: 87.89, Final Total: 302700, Val/Su SzAd: 143.60

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 3,444, Total: 263,161, Size Ad: 2108, Gross Area: 3744, FinArea: 2108

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID 174 15 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 10,900, Total Special Features: , Total: 10,900