



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOBRUSIN IGOR
Owner 2:	DOBRUSIN ROBIN
Owner 3:	
Street 1:	47 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	CARNEY - JEAN-PIERRE D
Owner 2:	CARNEY - JENNIFER K
Street 1:	47 FARRAR ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01730

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2018, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 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:						
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		43560		SQUARE FE	PRIME SITE		0	7.91	1.586	R3									546,328						546,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	494,300		1.000	546,300	1,040,600
Total Card	494,300		1.000	546,300	1,040,600
Total Parcel	494,300		1.000	546,300	1,040,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		247.17	/Parcel: 247.17

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
06/19/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	118,400	600	1.	483,500	602,500	602,500	Year End Roll	10/15/2020
2020	101	FV	179,300	600	1.	483,500	663,400	663,400	Year End Roll	9/26/2019
2019	101	FV	163,500	600	1.	468,300	632,400	632,400	Create Final value 2019	6/4/2019
2018	101	FV	163,500	600	1.	468,300	632,400	632,400	Year End Roll	9/28/2017
2017	101	FV	180,200	600	1.	442,000	622,800	622,800	Year End Roll	9/29/2016
2016	101	FV	178,500	600	1.	428,900	608,000	608,000	Year End Roll	1/14/2016
2015	101	FV	175,000	600	1.	397,100	572,700	572,700	Year End	10/2/2014
2014	101	FV	168,000	600	1.	355,700	524,300	524,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARNEY,JEAN-PIE	75582-466		9/10/2020	CHD>SALE	1,375,000	No	No			
KLING,JOHN D	72174-528		1/29/2019		575,000	No	No			
	7852-340		1/19/1952			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2019	R-19-0201	SOLAR PA	35,000	C	5/5/2020			Install roof mount
9/4/2019	SH-19-0019	SHEET MT	14,500	C				Sheet metal work f
4/30/2019	R-19-0042	RENO-ADD	80,000	C	8/11/2020			Add second floor t

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2020	Cnfmdbldgdpt	624	W Coelho
5/17/2017	INFO AT DOOR	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
5/31/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(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

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

COMMENTS

5/17 EXT= DEF MAINT.

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:	3	HB	1				

OTHER FEATURES

Kits:	1	Rating: VERY GOOD
A Kits:		Rating:
Frp:	2	Rating: GOOD
WSFlue:		Rating:

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	B+	- GOOD (+)
Year Blt:	2018	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	4	- SOLAR
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

DEPRECIATION

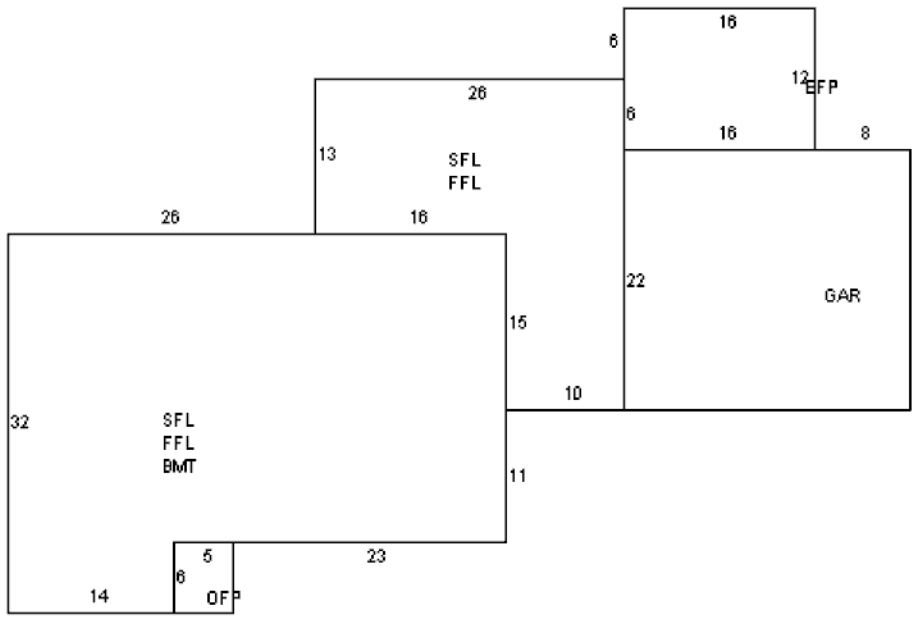
Phys Cond:	VG	- Very Good	0.0%
Functional:			40%
Economic:			%
Special:			%
Override:			%
Total:			40%

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**CALC SUMMARY**

Basic \$ / SQ:	103.00
Size Adj.:	0.93028843
Const Adj.:	1.00979996
Adj \$ / SQ:	96.759
Other Features:	116724
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	823822
Depreciation:	329529
Depreciated Total:	494293

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price			
WtAv\$/SQ:					AvRate:	Ind.Val	581606.1876
Juris. Factor:		Before Depr:	154.81				
Special Features:		0	Val/Su Net:	94.08			
Final Total:		494300	Val/Su SzAd:	148.53			

COMPARABLE SALES

WtAv\$/SQ:					AvRate:	Ind.Val	581606.1876
Juris. Factor:		Before Depr:	154.81				
Special Features:		0	Val/Su Net:	94.08			
Final Total:		494300	Val/Su SzAd:	148.53			

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,664	96.760	161,007	
SFL	2ND FLOOR	1,664	96.760	161,007	
BMT	BASEMENT	1,176	42.330	49,782	
GAR	GARAGE	528	36.000	19,008	
EFP	ENCL PORCH	192	36.000	6,912	
OFF	OPEN PORCH	30	15.000	450	
Net Sketched Area:		5,254	Total:	398,166	
Size Ad	3328	Gross Area	5254	FinArea	4210

SUB AREA DETAIL

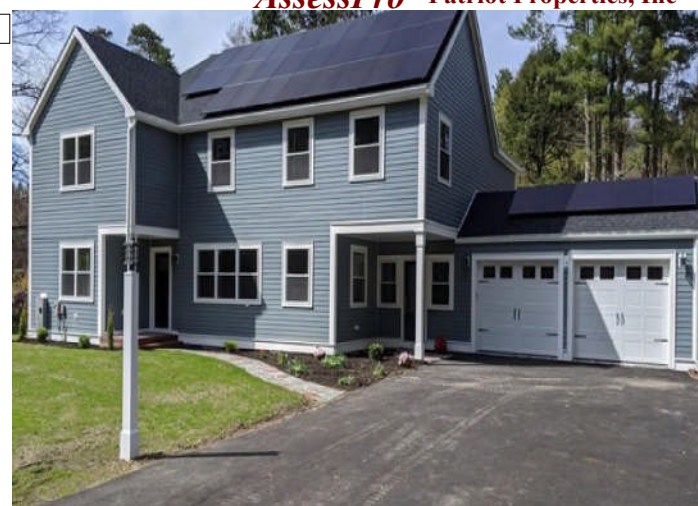
Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	0

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	

PARCEL ID

174 14 0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Features:		Total:	
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