



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MACLEAN JOHN K
Owner 2:	MACLEAN GRACE H
Owner 3:	
Street 1:	21 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5000 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains .884 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1962, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		38492		SQUARE FE	PRIME SITE		0	7.91	1.755	R3									534,302						534,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	496,700	1,400	0.884	534,300	1,032,400
Total Card	496,700	1,400	0.884	534,300	1,032,400
Total Parcel	496,700	1,400	0.884	534,300	1,032,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		429.45	/Parcel: 429.45

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	467,200	1400	.884	472,800	941,400	941,400	Year End Roll	10/15/2020
2020	101	FV	463,500	1400	.884	472,800	937,700	937,700	Year End Roll	9/26/2019
2019	101	FV	422,100	1400	.884	458,000	881,500	881,500	Create Final value 2019	6/4/2019
2018	101	FV	422,100	1400	.884	458,000	881,500	881,500	Year End Roll	9/28/2017
2017	101	FV	411,500	500	.884	432,300	844,300	844,300	Year End Roll	9/29/2016
2016	101	FV	396,500	500	.884	419,500	816,500	816,500	Year End Roll	1/14/2016
2015	101	FV	393,100	500	.884	388,400	782,000	782,000	Year End	10/2/2014
2014	101	FV	368,900	500	.884	347,900	717,300	717,300	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BUTLER, WILLIAM	24752-182		8/2/1994		375,000	No	No			
TODD CONRAD H	13229-369		7/5/1977		80,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/30/1998	1338	ADDITION	33,000	C	6/16/1998			6/16/98 100%
5/26/1995	725-95	RENO-ADD	70,000	C	7/1/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/17/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L EXTERIOR	613	
4/15/1996	MEAS+INSPCTD	606	
7/18/1995	MEAS/EXT INS	600	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:	8	- BRICK VEN 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)	
Year Blt:	1962	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	20X12	A	PR	1962	15.00	T	85	101			500			500
19	PATIO	D	Y	1	12x12	A	AV	2017	7.00	T	15	101			900			900

More: N

Total Yard Items: 1,400

Total Special Features:

Total:

1,400

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG	- Very Good	14.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			14.4%

**CALC SUMMARY**

Basic \$ / SQ:	103.00
Size Adj.:	0.99958402
Const Adj.:	1.03275001
Adj \$ / SQ:	106.329
Other Features:	66000
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	580279
Depreciation:	83560
Depreciated Total:	496718

**COMMENTS**

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												

**REMODELING**

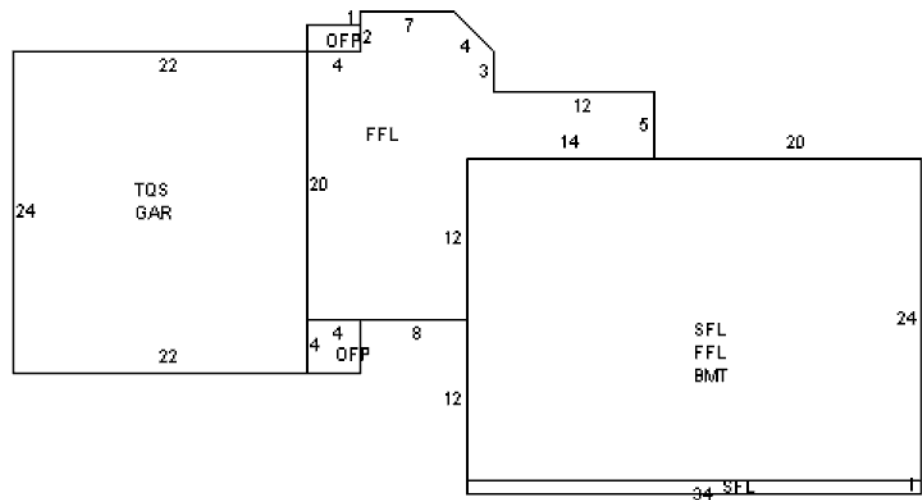
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val				799955.6886
Juris. Factor:			Before Depr:	170.13
Special Features:	0		Val/Su Net:	131.68
Final Total:	496700		Val/Su SzAd	206.61

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,158	106.330	123,129	
SFL	2ND FLOOR	850	106.330	90,380	
BMT	BASEMENT	816	26.580	21,691	
GAR	GARAGE	528	36.000	19,008	
TQS	3/4 STORY	396	106.330	42,106	
OFF	OPEN PORCH	24	15.000	360	
Net Sketched Area:		3,772	Total:	296,674	
Size Ad	2404	Gross Area	3904	FinArea	2404

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

**PARCEL ID** 173 43 0