



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DOUGHTY TR MARK
Owner 2:	DOUGHTY TR PILAR
Owner 3:	FARRAR ROAD REALTY TRUST
Street 1:	5 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	HOCH - ROIMAR H H
Owner 2:	C/O RN HOEHN ESQ -
Street 1:	2 INTERNATIONAL PLACE
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02110

**NARRATIVE DESCRIPTION**

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2013, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 Infru	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	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	664,400		1.840	632,900	1,297,300
Total Card	664,400		1.840	632,900	1,297,300
Total Parcel	664,400		1.840	632,900	1,297,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		439.32	/Parcel: 439.32

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	600,600	0	1.84	560,100	1,160,700	1,160,700	Year End Roll	10/15/2020
2020	101	FV	595,400	0	1.84	560,100	1,155,500	1,155,500	Year End Roll	9/26/2019
2019	101	FV	552,600	0	1.84	542,500	1,095,100	1,095,100	Create Final value 2019	6/4/2019
2018	101	FV	552,600	0	1.84	542,500	1,095,100	1,095,100	Year End Roll	9/28/2017
2017	101	FV	537,600	0	1.84	512,100	1,049,700	1,049,700	Year End Roll	9/29/2016
2016	101	FV	519,900	0	1.84	496,900	1,016,800	1,016,800	Year End Roll	1/14/2016
2015	101	FV	102,700	0	1.84	460,100	562,800	562,800	Year End	10/2/2014
2014	130	FV		0	1.84	412,100	412,100	412,100	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HOCH,ROIMAR H H	58655-395		3/12/2012	CHANGE IN US	550,000	No	No	
BEATTEAY WALTER	12575-353		1/4/1974		23,200	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/22/2014	5716	RENOVATI	59,000	C	5/27/2015			Sheet metal work f
12/3/2013	5611	NEW HOME	629,710	C	11/25/2014			new house 4768sqft

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
5/6/2014	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**EXTERIOR INFORMATION**

Type:	6 - COLONIAL
Sty Ht:	2H - 2H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B - GOOD		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:			
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:			
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:	3 - ELECTRIC		
Heat Type:	1 - FORCED H/A		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

**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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD - Good	0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

**CALC SUMMARY**

Basic \$ / SQ:	103.00
Size Adj.:	0.95318317
Const Adj.:	1.00959599
Adj \$ / SQ:	99.120
Other Features:	42534
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	664438
Depreciation:	0
Depreciated Total:	664438

**COMMENTS**

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**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: 3		Baths: 3		HB					

**REMODELING**

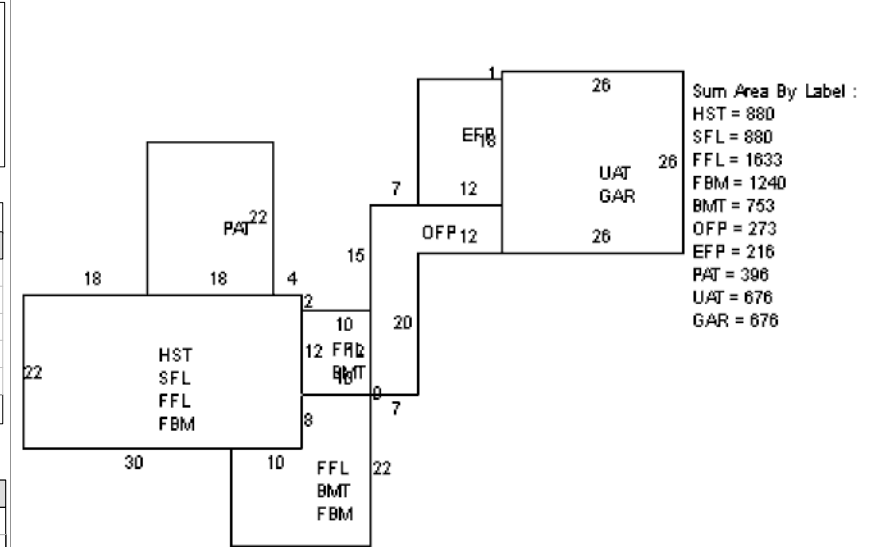
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val: 0.00000				
Juris. Factor:			Before Depr:	143.72
Special Features: 0			Val/Su Net:	100.54
Final Total: 664400			Val/Su SzAd:	224.99

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,633	99.120	161,863	
FBM	FIN BMT	1,240	44.600	55,309	
SFL	2ND FLOOR	880	99.120	87,226	
BMT	BASEMENT	753	24.780	18,659	
GAR	GARAGE	676	36.000	24,336	
HST	HALF STORY	440	99.120	43,613	
PAT	PATIO	396	7.000	2,772	
OFF	OPEN PORCH	273	15.000	4,095	
Net Sketched Area:		6,608	Total:	415,700	
Size Ad	2953	Gross Area	7623	FinArea	2953

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE****AssessPro Patriot Properties, Inc**