



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SEO KAREN
Owner 2:	
Owner 3:	
Street 1:	37 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

**PREVIOUS OWNER**

Owner 1:	MORAN DAVID R -
Owner 2:	BECKWITH MARY W -
Street 1:	37 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5013

**NARRATIVE DESCRIPTION**

This Parcel contains 3.33 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1911, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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	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 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		1.493		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									44,790						44,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	241,200	97,600	3.330	729,600	1,068,400
Total Card	241,200	97,600	3.330	729,600	1,068,400
Total Parcel	241,200	97,600	3.330	729,600	1,068,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		426.63	/Parcel: 426.63

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	229,300	97600	3.33	684,800	1,011,700	1,011,700	Year End Roll	10/15/2020
2020	101	FV	227,300	97600	3.33	708,800	1,033,700	1,033,700	Year End Roll	9/26/2019
2019	101	FV	215,100	97600	3.33	691,200	1,003,900	1,003,900	Create Final value 2019	6/4/2019
2018	101	FV	215,100	97600	3.33	691,200	1,003,900	1,003,900	Year End Roll	9/28/2017
2017	101	FV	209,000	97600	3.33	684,800	991,400	991,400	Year End Roll	9/29/2016
2016	101	FV	204,900	8700	3.33	666,400	880,000	880,000	Year End Roll	1/14/2016
2015	101	FV	202,900	8700	3.33	620,000	831,600	831,600	Year End	10/2/2014
2014	101	FV	188,600	8700	3.33	580,800	778,100	778,100	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORAN DAVID R,	53146-41		7/6/2009		830,000	No	No			
MORAN - BECKWIT	47134-283		3/6/2006	FAMILY		1	No	No		
BECK GARY E	18198-518		6/8/1987		199,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/2/2015	6046	BARN	50,000	C	5/24/2016			Construct an unhea
3/30/2015	6037	DEMOLITI	4,000	C				Demolish garage
2/22/2010	4385	FENCE		C				replace a livestock
11/20/2009	4335	RENOVATI	75,000	C	6/7/2010			remodel bth & reno
11/3/2009	4324	ROOF		C				strip & re-roof ho

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/24/2016	PERMIT VISIT	618	G BOURGAULT
7/19/2010	MEAS/EXT INS	25	D ERSKINE
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	ENTRY DENIED	615	
4/18/1996	MEAS+INSPCTD	606	
12/20/1989	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:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)
Year Blt:	1911 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:	2 - SOFTWOOD 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
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:	AV - Average	34.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34.%

**CALC SUMMARY**

Basic \$ / SQ:	103.00
Size Adj.:	0.98959267
Const Adj.:	1.00979996
Adj \$ / SQ:	102.927
Other Features:	46876
Grade Factor:	1.10
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	365446
Depreciation:	124252
Depreciated Total:	241194

**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
14	OFF	A	Y	1	9X21	F	FR	1935	13.50	T	80	101			500			500
33	2 ST BARN	D	Y	1	1765	A	AV	2015	55.00	T	0	101			97,100			97,100

More: N Total Yard Items: 97,600 Total Special Features: Total: 97,600

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**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	RM:	8 BR:	3 Baths:	2 HB:	1

**REMODELING**

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

**RES BREAKDOWN**

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

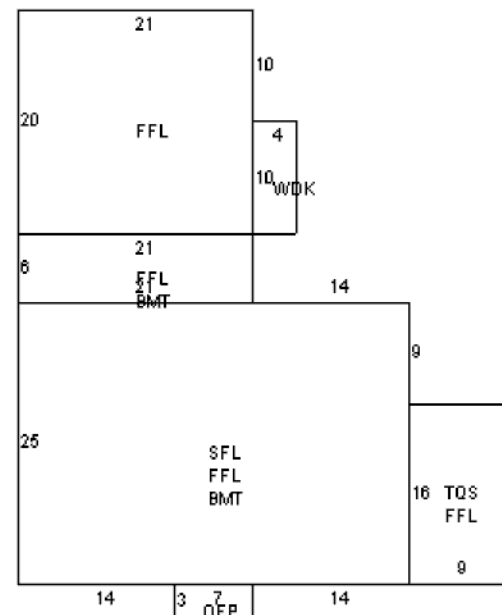
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	958664.0159
Juris. Factor:		Before Depr:		113.22
Special Features:	0	Val/Su Net:		67.64
Final Total:	241200	Val/Su SzAd		96.32

**PARCEL ID**

174 17 0
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**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,565	102.930	161,081	
BMT	BASEMENT	1,001	25.730	25,757	
SFL	2ND FLOOR	831	102.930	85,558	
TQS	3/4 STORY	108	102.930	11,116	
WDK	WOOD DECK	40	38.000	1,520	
OFF	OPEN PORCH	21	15.000	315	
Net Sketched Area:		3,566	Total:	285,347	
Size Ad	2504.25	Gross Area	3646	FinArea	2504

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				0

**IMAGE**

AssessPro Patriot Properties, Inc

