



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
29		FARRAR RD, LINCOLN
Unit #: <input type="text"/>		
Owner 1: MULCAHY DOUGLAS J		
Owner 2: MULCAHY BEVERLY T FERRIS		
Owner 3:		
Street 1: 29 FARRAR RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: <input type="text"/> Own Occ: Y
Postal:	01773-5013	Type: <input type="text"/>

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	470,200	1,700	0.970	543,200	1,015,100
Total Card 470,200 1,700 0.970 543,200 1,015,100					
Total Parcel 470,200 1,700 0.970 543,200 1,015,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 354.43		/Parcel: 354.43	

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

Insp Date	06/19/08
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**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	427,700	1700	.97	480,700	910,100	910,100	Year End Roll	10/15/2020
2020	101	FV	379,000	1700	.97	480,700	861,400	861,400	Year End Roll	9/26/2019
2019	101	FV	361,300	1700	.97	465,600	828,600	828,600	Create Final value 2019	6/4/2019
2018	101	FV	361,300	1700	.97	465,600	828,600	828,600	Year End Roll	9/28/2017
2017	101	FV	354,800	1700	.97	439,500	796,000	796,000	Year End Roll	9/29/2016
2016	101	FV	349,700	1700	.97	426,500	777,900	777,900	Year End Roll	1/14/2016
2015	101	FV	337,000	1700	.97	394,900	733,600	733,600	Year End	10/2/2014
2014	101	FV	333,800	1700	.97	353,700	689,200	689,200	Year End Roll	1/23/2014

**PRINT**

Date	Time
09/30/21	16:39:50

**LAST REV**

Date	Time
07/14/20	11:21:43

apro  
76

**USER DEFINED**

Prior Id # 1:	101 4 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**NARRATIVE DESCRIPTION**

This Parcel contains .97 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LYON WILLIAM J	13787-367		9/13/1979		90,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2016	6629	ROOF	10,650	C				Strip & re-roof dw
11/7/2016	6617	MANUAL	4,956	C				Insulate the attic

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/14/2020	CHG FM OTHER	624	W Coelho
5/17/2017	INFO AT DOOR	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
4/15/1996	MEAS+INSPCTD	606	
7/11/1987	INSPECTED	601	

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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

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

**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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		42253.19922		SQUARE FE	PRIME SITE		0	7.91	1.625	R3									543,227						543,200	

Total AC/HA:	0.97000	Total SF/SM:	42253.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	543,227	Spl Credit	Total:	543,200
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**EXTERIOR INFORMATION**

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

**GENERAL INFORMATION**

Grade:	B - GOOD		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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

**DEPRECIATION**

Phys Cond:	GD - Good	25.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.6%

**CALC SUMMARY**

Basic \$ / SQ:	103.00
Size Adj.:	0.95949721
Const Adj.:	1.00979996
Adj \$ / SQ:	99.797
Other Features:	65250
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	631970
Depreciation:	161784
Depreciated Total:	470185

**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
3	GARAGE	D	Y	1	240	A	FR	1941	36.00	T	80	101			1,700			1,700

**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:	AVERAGE

**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:	

**REMODELING**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**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:	7	BR:	3	Bath:	2	HB	1			

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	1
<b>Totals</b>			
1	7	3	1

**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		RM:	7	BR:	3	Bath:	2	HB	1			

**REMODELING**

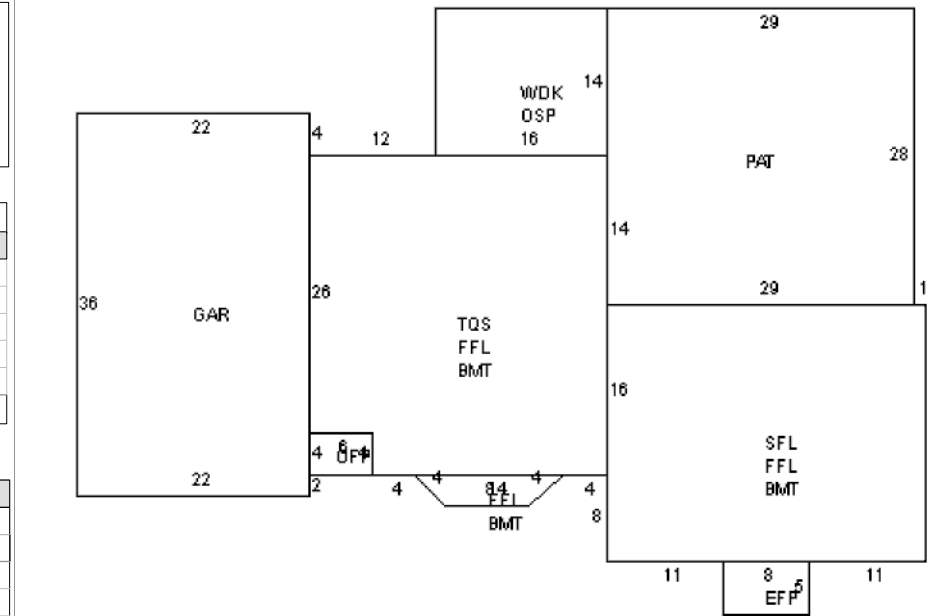
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	1
<b>Totals</b>			
1	7	3	1

**COMMENTS**

Final Total:	470200	Val/Su SzAd	164.18
<b>PARCEL ID</b> 174 19 0			

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,568	24.950	39,120	
FFL	1ST FLOOR	1,568	99.800	156,481	
PAT	PATIO	812	7.000	5,684	
GAR	GARAGE	792	36.000	28,512	
SFL	2ND FLOOR	684	99.800	68,261	
TQS	3/4 STORY	612	99.800	61,076	
OSP	SCRN PORCH	224	22.500	5,040	
WDK	WOOD DECK	224	20.610	4,617	
Net Sketched Area:		6,548	Total:	370,591	
Size Ad	2864	Gross Area	6788	FinArea	2864

**SUB AREA DETAIL**

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

**IMAGE**

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	1,700	Total Special Features:		Total:	1,700
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