



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CRAIG JAMES E
Owner 2:	CRAIG JULIA P
Owner 3:	
Street 1:	10 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

PREVIOUS OWNER

Owner 1:	THORNE KAREN O -
Owner 2:	-
Street 1:	10 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5012

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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:				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		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	Legal Description	User Acct
101	440,500	8,900	1.000	546,300	995,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 271.54						/Parcel: 271.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	396,900	8900	1.	483,500	889,300	889,300	Year End Roll	10/15/2020
2020	101	FV	393,400	8900	1.	483,500	885,800	885,800	Year End Roll	9/26/2019
2019	101	FV	364,100	8900	1.	468,300	841,300	841,300	Create Final value 2019	6/4/2019
2018	101	FV	364,100	8900	1.	468,300	841,300	841,300	Year End Roll	9/28/2017
2017	101	FV	353,700	8900	1.	442,000	804,600	804,600	Year End Roll	9/29/2016
2016	101	FV	341,600	8900	1.	428,900	779,400	779,400	Year End Roll	1/14/2016
2015	101	FV	338,200	8900	1.	397,100	744,200	744,200	Year End	10/2/2014
2014	101	FV	314,200	8900	1.	355,700	678,800	678,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THORNE KAREN O,	44085-69		11/12/2004		818,000	No	No			
PETTIT JULIE	13793-163		9/20/1979		135,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/8/2016	6362	MANUAL	14,000	C	5/25/2016			Finish storage spa
12/8/2009	4350	RENOVATI	240,000	C	12/8/2010			reno and construct

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2011	MEAS+INSPCTD	25	D ERSKINE
11/11/2008	MEAS/EXT INS	25	D ERSKINE
5/16/2005	MEAS+INSPCTD	600	
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
11/24/1992	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:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1938	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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Full Bath:	1	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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	GD	- Good	26	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			26	%

DEPRECIATION

Basic \$ / SQ:	103.00
Size Adj.:	0.93303847
Const Adj.:	1.00979996
Adj \$ / SQ:	97.045
Other Features:	50533
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	595324
Depreciation:	154784
Depreciated Total:	440540

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	683264.4268
Juris. Factor:		Before Depr:	140.71	
Special Features:	0	Val/Su Net:	97.46	
Final Total:	440500	Val/Su SzAd	134.38	

COMMENTS

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:	10	BR:	4	Baths:	1	HB	1				

RESIDENTIAL GRID

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1, RMS 10, BRS 4, FL 2

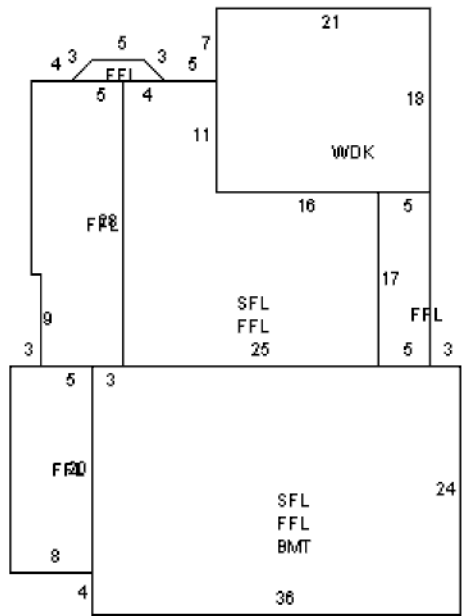
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1, RMS 10, BRS 4, FL 2

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	2
Totals	1	10	4

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,890	97.040	183,415	
SFL	2ND FLOOR	1,388	97.040	134,698	
BMT	BASEMENT	864	40.640	35,111	
WDK	WOOD DECK	378	18.020	6,812	
Net Sketched Area:		4,520	Total:	360,036	
Size Ad	3278	Gross Area	4520	FinArea	3667

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	45	A	

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	576	A	AV	1925	36.00	T	60	101			8,300			8,300
2	SHED/FR	D	Y	1	140	A	AV	1925	15.00	T	70	101			600			600

PARCEL ID 173 35 0

More:	N	Total Yard Items:	8,900	Total Special Features:		Total:	8,900
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IMAGE

AssessPro Patriot Properties, Inc

