



PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		FARRAR RD, LINCOLN
Unit #:		
Owner 1: TAUNTON-RIGBY TR ALISON		
Owner 2:		
Owner 3: ALLISON TAUNTON-RIGBY 2003 TR		
Street 1: 8 FARRAR RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5012	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	373,500		1.000	546,300	919,800
Total Card 373,500 1.000 546,300 919,800					
Total Parcel 373,500 1.000 546,300 919,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 363.06		/Parcel: 363.06	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/24/18

PREVIOUS OWNER

Owner 1: TAUNTON RIGBY ALISON -		
Owner 2: -		
Street 1: 8 FARRAR RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5012	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	338,000	0	1.	483,500	821,500	821,500	Year End Roll	10/15/2020
2020	101	FV	301,200	0	1.	483,500	784,700	784,700	Year End Roll	9/26/2019
2019	101	FV	286,400	0	1.	468,300	754,700	754,700	Create Final value 2019	6/4/2019
2018	101	FV	286,400	0	1.	468,300	754,700	754,700	Year End Roll	9/28/2017
2017	101	FV	280,900	0	1.	442,000	722,900	722,900	Year End Roll	9/29/2016
2016	101	FV	276,800	0	1.	428,900	705,700	705,700	Year End Roll	1/14/2016
2015	101	FV	265,900	0	1.	397,100	663,000	663,000	Year End	10/2/2014
2014	101	FV	263,100	0	1.	355,700	618,800	618,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TAUNTON RIGBY A	54314-456		2/22/2010	FAMILY		100	No	No		
TAUNTON-RIGBY R	16885-367		4/2/1986	FAMILY			No	No		

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 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:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/2/2011	4810	ROOF		C				strip & re-roof dw
6/1/2010	4473	ROOF		C				Strip & re-roof dw
7/21/2008	4003	RENO-GAR	14,000	C	5/26/2009			reno existing gara

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS/EXT INS	622	K Cuoco
5/26/2009	PERMIT VISIT	25	D ERSKINE
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

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 Infru	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	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	546,328	Spl Credit	Total:	546,300
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EXTERIOR INFORMATION

Table with exterior details: Type (5 - CAPE), Sty Ht (1T - 1T), (Liv) Units (1 Total: 1), Foundation (2 - CONC BLOCK), Frame (1 - WOOD), Prime Wall (1 - WOOD SHING), Sec Wall, Roof Struct (1 - GABLE), Roof Cover (1 - ASPHALT), Color, View / Desir.

GENERAL INFORMATION

Table with general info: Grade (B - GOOD), Year Blt (1930), Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL (STD), Prim Int Wal (1 - DRYWALL), Sec Int Wall (1 - DRYWALL 50%), Partition (T - TYPICAL), Prim Floors (3 - HARDWOOD), Sec Floors, Bsmnt Flr.

Table with electrical and heating details: Electric (3 - TYPICAL), Insulation (2 - TYPICAL), Int vs Ext (S), Heat Fuel (1 - OIL), Heat Type (5 - STEAM), # Heat Sys (1), % Heated (100), % AC (0), Solar HW (NO), Central Vac (NO), % Com Wal (0), % Sprinkled (0).

SPEC FEATURES/YARD ITEMS

Table for Spec Features/Yard Items with columns: 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.

Summary row for yard items: More: N, Total Yard Items, Total Special Features, Total.

BATH FEATURES

Table with 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 (3), Rating: AVERAGE.

OTHER FEATURES

Table with other features: Kits (1), Rating: AVERAGE, A Kits, Rating, Frpl (1), Rating: AVERAGE, WSFlue (2), Rating: AVERAGE.

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor (1 - 1ST FLOOR), % Own, Name.

DEPRECIATION

Table with depreciation: Phys Cond (GD - Good 26%), Functional, Economic, Special, Override, Total (26%).

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ (103.00), Size Adj (0.98682654), Const Adj (0.99970198), Adj \$ / SQ (101.613), Other Features (48500), Grade Factor (1.45), Neighborhood Inf (1.00000000), LUC Factor (1.00), Adj Total (504672), Depreciation (131215), Depreciated Total (373457).

COMMENTS

Empty comment box.

RESIDENTIAL GRID

Table for Residential Grid: 1st Res Grid, Desc (Line 1), # Units (1). Includes Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, and Totals (RMs: 10, BRs: 4, Baths: 2, HB: 1).

REMODELING

Table for remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

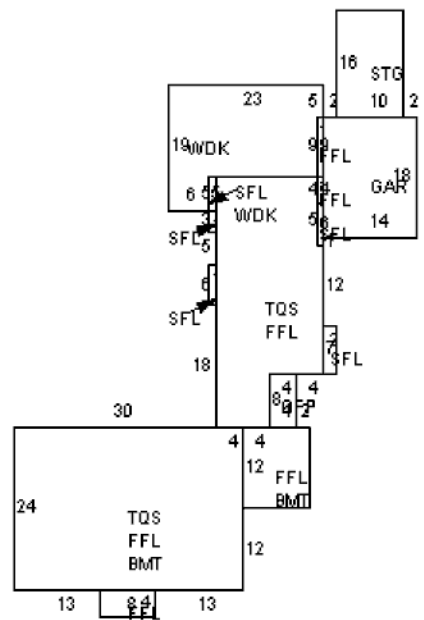
RES BREAKDOWN

Table for Res Breakdown: No Unit, RMS, BRS, FL. Totals: No Unit (1), RMS (10), BRS (4), FL (2).

COMPARABLE SALES

Table for Comparable Sales: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary: WtAv\$/SQ, AvRate, Ind.Val (721500.3861), Juris. Factor, Before Depr (147.34), Special Features (0), Val/Su Net (87.63), Final Total (373500), Val/Su SzAd (147.42).

SKETCH



SUB AREA

Table for Sub Area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area (4,262), Total (299,550).

SUB AREA DETAIL

Table for Sub Area Detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

Table for Parcel ID: 173 34 0, Appr Value, JCod, JFact, Juris. Value.