



PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		FARRAR RD, LINCOLN
Unit #:		
Owner 1: NEWCOMBE TR CHARLES A		
Owner 2:		
Owner 3: 17 FARRAR RD TRUST		
Street 1: 17 FARRAR RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	603,800		1.840	740,100	1,343,900
Total Card			603,800	1.840	740,100 1,343,900
Total Parcel			603,800	1.840	740,100 1,343,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 302.54		/Parcel: 302.54	

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

GIS Ref
GIS Ref
Insp Date
10/24/18

OWNERSHIP

Owner 1:	NEWCOMBE TR CHARLES A
Owner 2:	
Owner 3:	17 FARRAR RD TRUST
Street 1:	17 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	539,200	0	1.84	684,900	1,224,100	1,224,100	Year End Roll	10/19/2021
2021	101	FV	489,500	0	1.84	640,100	1,129,600	1,129,600	Year End Roll	10/15/2020
2020	101	FV	485,600	0	1.84	664,100	1,149,700	1,149,700	Year End Roll	9/26/2019
2019	101	FV	438,100	0	1.84	646,500	1,084,600	1,084,600	Create Final value 2019	6/4/2019
2018	101	FV	438,100	0	1.84	646,500	1,084,600	1,084,600	Year End Roll	9/28/2017
2017	101	FV	426,700	0	1.84	640,100	1,066,800	1,066,800	Year End Roll	9/29/2016
2016	101	FV	413,000	0	1.84	621,700	1,034,700	1,034,700	Year End Roll	1/14/2016
2015	101	FV	409,300	0	1.84	575,300	984,600	984,600	Year End	10/2/2014

PRINT	Date	Time
	10/18/22	16:08:01
LAST REV	Date	Time
	10/24/18	15:33:36
apro		54

USER DEFINED

Prior Id # 1:	101 14 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:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEWCOMBE, CHARL	25988-164		1/23/1996	CONVENIENC		No	No			PUT IN A TRUST
NEWCOMBE LAWREN	22223-304		7/20/1992	FAMILY		No	No			

PAT ACCT.

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NEWCOMBE LAWREN	22223-304		7/20/1992	FAMILY		No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
6/30/2009	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
5/15/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
				t		
				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	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

Total AC/HA:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	740,090	SpI Credit	Total:	740,100
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	17	- SHAKES
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
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

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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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BATH FEATURES

Full Bath:	3	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:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.91620499
Const Adj.:	1.01999998
Adj \$ / SQ:	110.274
Other Features:	60805
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	821534
Depreciation:	217707
Depreciated Total:	603828

COMMENTS

LARGER GARAGE ANGLED

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:	12	BRs:	4	Baths:	3	HB	1				

REMODELING

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

RES BREAKDOWN

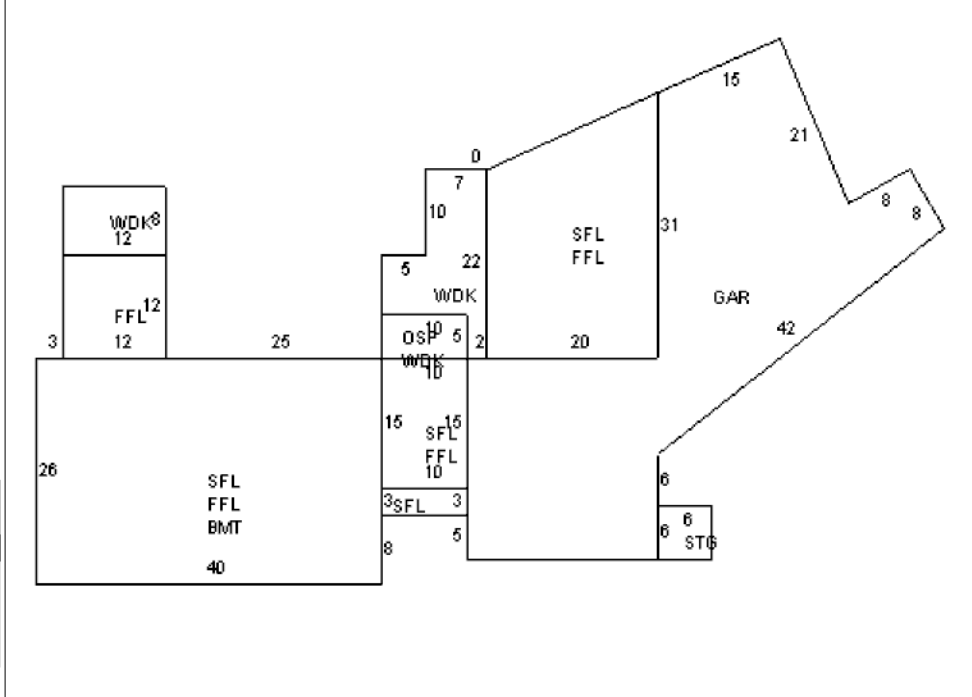
No Unit	RMS	BRS	FL
1	12	4	2
Totals			
1	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	898057.7603
Juris. Factor:		Before Depr:		159.90	
Special Features:	0	Val/Su Net:		94.42	
Final Total:	603800	Val/Su SzAd:		167.26	

PARCEL ID 173 44 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,862	110.270	205,331	
SFL	2ND FLOOR	1,748	110.270	192,760	
GAR	GARAGE	1,349	36.000	48,564	
BMT	BASEMENT	1,040	49.620	51,608	
WDK	WOOD DECK	310	18.850	5,843	
OSP	SCRN PORCH	50	22.500	1,125	
STG	STORAGE	36	15.000	540	
Net Sketched Area:		6,395	Total:	505,771	
Size Ad	3610	Gross Area	6395	FinArea	4442

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80 A		0

IMAGE



AssessPro Patriot Properties, Inc