



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	STEEDLY MARY M
Owner 2:	
Owner 3:	
Street 1:	4 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

**PREVIOUS OWNER**

Owner 1:	SNELLING - JOHN R
Owner 2:	SNELLING - JACQUELYN H
Street 1:	4 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 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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

**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	8.75	1.586	R3									604,345						604,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	496,600		1.000	604,300	1,100,900	2059	0
Total Card							496,600
Total Parcel							496,600
Source: Market Adj Cost							Total Value per SQ unit /Card: 453.61 /Parcel: 453.61
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
2022	101	FV	447,000	0	1.	546,300	993,300	993,300	Year End Roll	10/19/2021
2021	101	FV	406,100	0	1.	483,500	889,600	889,600	Year End Roll	10/15/2020
2020	101	FV	402,900	0	1.	483,500	886,400	886,400	Year End Roll	9/26/2019
2019	101	FV	375,500	0	1.	468,300	843,800	843,800	Create Final value 2019	6/4/2019
2018	101	FV	375,500	0	1.	468,300	843,800	843,800	Year End Roll	9/28/2017
2017	101	FV	366,200	0	1.	442,000	808,200	808,200	Year End Roll	9/29/2016
2016	101	FV	354,700	0	1.	428,900	783,600	783,600	Year End Roll	1/14/2016
2015	101	FV	351,600	0	1.	397,100	748,700	748,700	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SNELLING ,JOHN	62743-119		10/4/2013		870,000	No	No			
SNELLING TR,JOH	61849-114		5/22/2013	FAMILY		1	No	No		
SNELLING JACQUE	30220-223		5/13/1999	CONVENIENC		1	No	No		
SNELLING JOHN R	13964-373		5/12/1980	FAMILY			No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2017	6881	MANUAL	4,000	C				Install a wood bur
10/31/2013	5591	FENCE		C				3 ft post & rail f
5/21/1997	1189	RENOVATI	71,000	C	3/7/1998			3/7/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
3/7/1998	MEAS+INSPCTD	602	
4/15/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

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

**USER DEFINED**

Prior Id # 1:	101 32 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:	

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	8	- BRICK VEN 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B	- GOOD	
Year Blt:	1965	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:	1	- DRYWALL 50%
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

**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

**BATH FEATURES**

Full Bath	4	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
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:	

**DEPRECIATION**

Phys Cond:	GD	- Good	20%
Functional:			
Economic:			
Special:			
Override:			
Total:			20%

**CALC SUMMARY**

Basic \$ / SQ:	118.00
Size Adj.:	0.99721879
Const Adj.:	1.03275001
Adj \$ / SQ:	121.526
Other Features:	65750
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	620778
Depreciation:	124156
Depreciated Total:	496623

**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:	8	BR:	5	Baths:	4	HB					

**REMODELING**

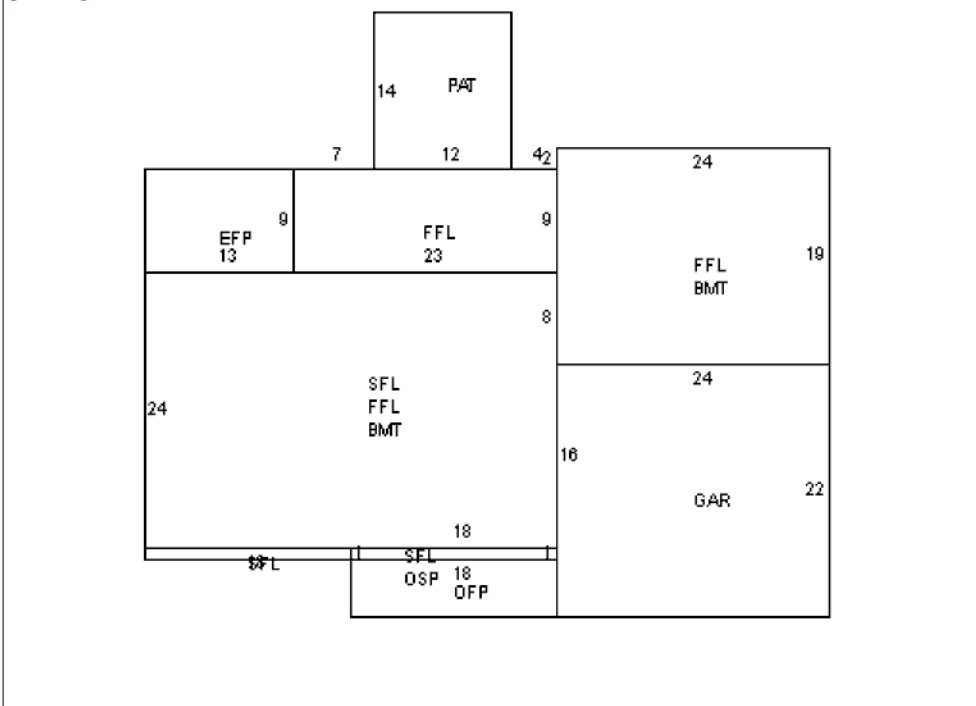
Exterior:	
Interior:	
Additions:	1997
Kitchen:	1997
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID** 173 33 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,527	121.530	185,570	
BMT	BASEMENT	1,320	30.380	40,103	
SFL	2ND FLOOR	900	121.530	109,373	
GAR	GARAGE	528	36.000	19,008	
PAT	PATIO	168	14.000	2,352	
EFP	ENCL PORCH	117	36.000	4,212	
OFF	OPEN PORCH	90	15.000	1,350	
OSP	SCRN PORCH	18	22.500	405	
Net Sketched Area:		4,668	Total:	362,373	
Size Ad	2427	Gross Area	4668	FinArea	2427

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE****AssessPro** Patriot Properties, Inc