



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	EDER DANIEL F
Owner 2:	FLINT HANNAH
Owner 3:	
Street 1:	20 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	WARDELL - PATRICK R
Owner 2:	WARDELL - LAURIE R
Street 1:	20 FARRAR ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1860, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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		40510		SQUARE FE	PRIME SITE		0	8.75	1.682	R3									596,339						596,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	734,800	12,300	0.930	596,300	1,343,400
Total Card		734,800	12,300	0.930	596,300
Total Parcel		734,800	12,300	0.930	596,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		296.59	/Parcel: 296.59

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	637,800	17500	.93	539,100	1,194,400	1,194,400	Year End Roll	10/19/2021
2021	101	FV	684,100	17500	.93	477,100	1,178,700	1,178,700	Year End Roll	10/15/2020
2020	101	FV	695,100	17500	.93	477,100	1,189,700	1,189,700	Year End Roll	9/26/2019
2019	101	FV	698,000	17500	.93	462,100	1,177,600	1,177,600	Create Final value 2019	6/4/2019
2018	101	FV	698,000	17500	.93	462,100	1,177,600	1,177,600	Year End Roll	9/28/2017
2017	101	FV	697,800	17500	.93	436,200	1,151,500	1,151,500	Year End Roll	9/29/2016
2016	101	FV	506,700	12300	.93	423,200	942,200	942,200	Year End Roll	1/14/2016
2015	101	FV	476,500	12300	.93	391,900	880,700	880,700	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WARDELL,PATRICK	733370-331		9/30/2019		1,240,000	No	No	
KRAFT,ALFRED L	65574-258		6/19/2015		1,250,000	No	No	
KRAFT ALFRED L,	53874-207		11/20/2009	FAMILY		1	No	No
DANOSKY MARY	19609-380		1/24/1989		290,000	No	No	

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/2/2021	R-21-0253	MANUAL	4,797	C				Weatherizing home;
10/30/2019	R-19-0188	ROOF	11,000	C				Strip & re-roof dw
3/30/2000	1901	ADDITION	152,500	C	6/20/2001			addition and move

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
4/28/2016	SALES INSP	618	G BOURGAULT
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/20/2001	MEAS/EXT INS	613	
4/15/1996	MEAS+INSPCTD	606	
12/7/1990	INSPECTED	601	

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

**USER DEFINED**

Prior Id # 1:	116 10 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:	

# GENERAL INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

# GENERAL INFORMATION

Grade:	A- - V GOOD-
Year Blt:	1860
Alt LUC:	
Jurisdct:	
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

# INTERIOR INFORMATION

Phys Cond:	VG - Very Good	17%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.5%

# 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	24x20	A	AV	1980	36.00	T	60	101			6,900			6,900
3	GARAGE	D	Y	1	21x18	A	AV	1980	36.00	T	60	101			5,400			5,400

More:	N
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# 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:	GOOD

# OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frp1:	2	Rating:	GOOD
WSFlue:	1	Rating:	AVERAGE

# CONDO INFORMATION

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

# DEPRECIATION

Basic \$ / SQ:	114.00
Size Adj.:	0.93024784
Const Adj.:	1.00979996
Adj \$ / SQ:	107.088
Other Features:	87585
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	890707
Depreciation:	155874
Depreciated Total:	734833

# CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	939630.9090
Juris. Factor:		Before Depr:		182.05
Special Features:	0	Val/Su Net:		142.24
Final Total:	734800	Val/Su SzAd:		220.74

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Total Yard Items:	12,300
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# COMMENTS

JOHN F. FARRAR HSE & BARN.

# 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:	9	BRs:	3	Baths:	2	HB	1					

# REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

# COMPARABLE SALES

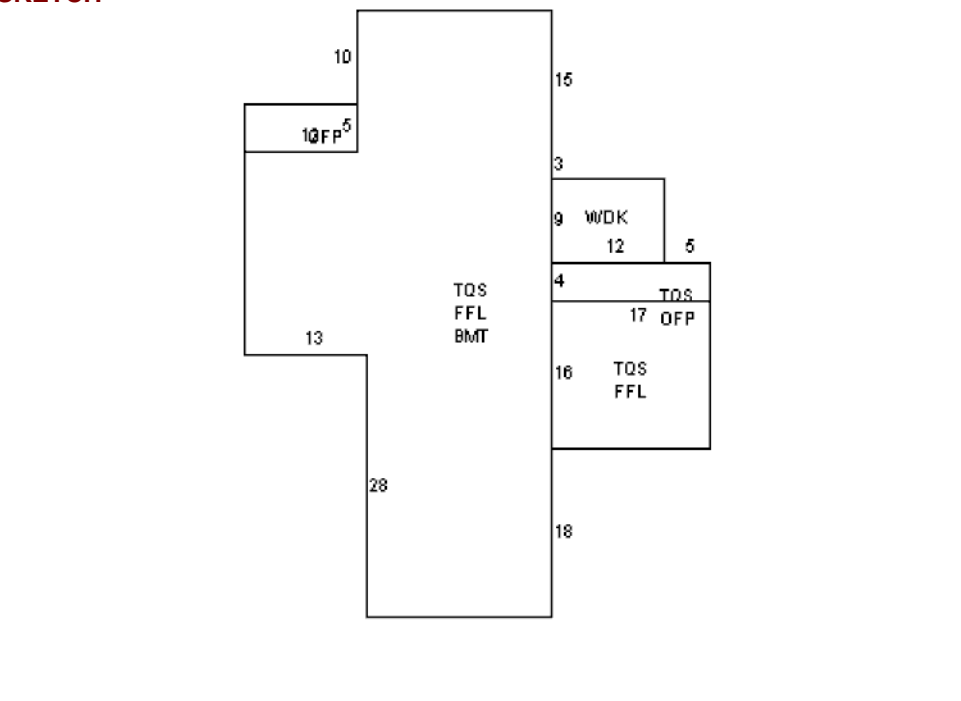
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# SKETCH



# SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,873	107.090	200,575
BMT	BASEMENT	1,601	46.850	75,008
TQS	3/4 STORY	1,456	107.090	155,893
OPF	OPEN PORCH	128	15.000	1,920
WDK	WOOD DECK	108	27.440	2,964
Net Sketched Area:	5,166	Total:		436,360
Size Ad	3328.75	Gross Area	5651	FinArea 4530

# SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

# IMAGE

AssessPro Patriot Properties, Inc



# PARCEL ID

173 38 0
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Total:	12,300
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