



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: SELLERS TR KAREN D
Owner 2: DAWES TR EARL H
Owner 3: DAWES REALTY TRUST
Street 1: 1377 LAFAYETTE ROAD
Street 2:
Twn/City: N KINGSTON
St/Prov: RI Cntry Own Occ: Y
Postal: 02852 Type:

PREVIOUS OWNER

Owner 1: SELLERS KAREN D -
Owner 2: DAWES EARL H -
Street 1: 45 FARRAR RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-5013

NARRATIVE DESCRIPTION

This Parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1945, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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

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		80000		SQUARE FE	PRIME SITE		0	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		0.743		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,290						22,300	
101	ONE FAM		0.32		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,920						1,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	394,600	10,800	2.900	936,200	1,341,600	6/2010 Combined private drive (previously unassessed) with this parcel.
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 636.43						/Parcel: 636.43

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	342,500	10800	2.9	764,200	1,117,500	1,117,500	Year end	11/3/2022
2022	101	FV	302,700	10900	2.9	709,000	1,022,600	1,022,600	Year End Roll	10/19/2021
2021	101	FV	273,400	10900	2.9	664,200	948,500	948,500	Year End Roll	10/15/2020
2020	101	FV	242,600	10900	2.9	688,200	941,700	941,700	Year End Roll	9/26/2019
2019	101	FV	230,500	10900	2.9	670,600	912,000	912,000	Create Final value 2019	6/4/2019
2018	101	FV	230,500	10900	2.9	670,600	912,000	912,000	Year End Roll	9/28/2017
2017	101	FV	252,100	10500	2.9	664,200	926,800	926,800	Year End Roll	9/29/2016
2016	101	FV	248,400	10500	2.9	645,800	904,700	904,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SELLERS KAREN D	43501-30		8/11/2004	CONVENIENC	99	No	No			
DAWES DONALD L,	43501-25		8/11/2004	CONVENIENC	99	No	No			
	9081-362		2/19/1957		16,000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/17/2001	M&L COMPLETE	613	
5/23/1996	MEAS+INSPCTD	606	
4/18/1996	MEAS+INSPCTD	606	
9/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

