

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLIAMSON JAMES C
Owner 2:	WILLIAMSON ELIZABETH F
Owner 3:	
Street 1:	25 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5000 Type:

PREVIOUS OWNER

Owner 1:	DOWNEY EDWARD F JR -
Owner 2:	DOWNEY ELIZABETH F -
Street 1:	25 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5000

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	9.5	1.697	R3									646,214						646,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	459,400	5,800	0.920	646,200	1,111,400	2038
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 516.26						/Parcel: 516.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	402,300	5800	.92	595,200	1,003,300	1,003,300	Year end	11/3/2022
2022	101	FV	345,100	5800	.92	538,100	889,000	889,000	Year End Roll	10/19/2021
2021	101	FV	313,100	5800	.92	476,200	795,100	795,100	Year End Roll	10/15/2020
2020	101	FV	280,600	5800	.92	476,200	762,600	762,600	Year End Roll	9/26/2019
2019	101	FV	267,200	5800	.92	461,200	734,200	734,200	Create Final value 2019	6/4/2019
2018	101	FV	267,200	5800	.92	461,200	734,200	734,200	Year End Roll	9/28/2017
2017	101	FV	262,300	5800	.92	435,300	703,400	703,400	Year End Roll	9/29/2016
2016	101	FV	258,500	5800	.92	422,400	686,700	686,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOWNEY EDWARD F	29522-348		12/15/1998		520,000	No	No			
ALLSTON RILEY	12060-528		8/19/1971		43,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/26/2013	5528	MANUAL	5,000	C				sheet metal work f
7/2/2013	5459	RENOVATI	85,857	C	11/25/2013			kit & 1/2 bath ren
8/20/2008	4025	RENOVATI	11,000	C				replace glass/rebu
7/21/2004	2980	RENOVATI	45,000	C	4/30/2005			convert screen por
4/16/2004	2886	RENOVATI	25,000	C	6/26/2004			bathroom 6/26 50%
11/29/1994	631-94	ROOF	20	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
7/19/2010	MEAS/EXT INS	25	D ERSKINE
4/30/2005	MEAS+INSPCTD	615	
6/26/2004	MEAS/EXT INS	615	
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
6/11/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 646,214	SpI Credit	Total: 646,200
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EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

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:	AVERAGE

COMMENTS

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
FrpL:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

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												

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	GD - Good	24.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5%

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

CALC SUMMARY

Basic \$ / SQ:	146.00
Size Adj.:	1.06847131
Const Adj.:	1.01999998
Adj \$ / SQ:	159.117
Other Features:	68250
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	608500
Depreciation:	149083
Depreciated Total:	459418

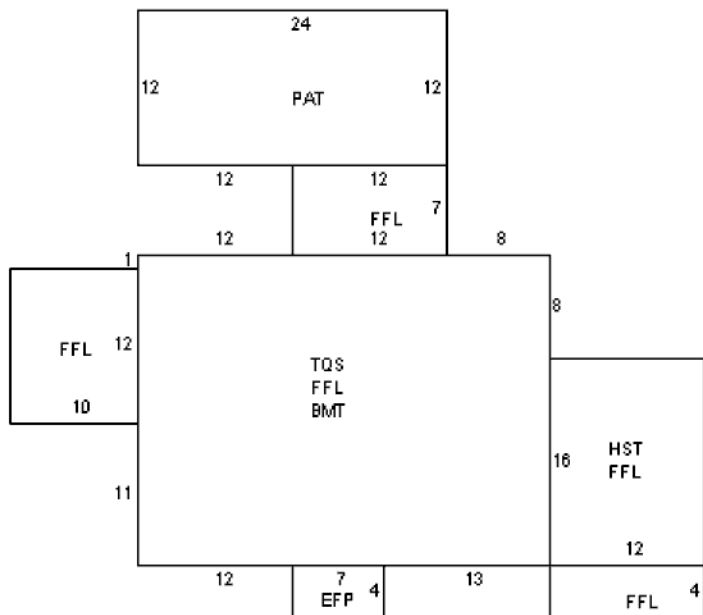
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val 698260.9803
Juris. Factor:			Before Depr:	230.72
Special Features:	0		Val/Su Net:	154.78
Final Total:	459400		Val/Su SzAd:	243.84

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	1400		A	AV	1946	36.00	T	60	101		5,800			5,800

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,212	159.120	192,849
BMT	BASEMENT	768	60.660	46,589
TQS	3/4 STORY	576	159.120	91,651
PAT	PATIO	288	14.000	4,032
HST	HALF STORY	96	159.120	15,275
EFP	ENCL PORCH	28	36.000	1,008
Net Sketched Area:		2,968	Total: 351,404	
Size Ad	1884	Gross Area	3256	FinArea 2153

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	35	A	0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	5,800	Total Special Features:		Total:	5,800
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