



PROPERTY LOCATION

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

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 OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
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.

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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	607,900		1.840	912,100	1,520,000
Total Card		607,900	1.840	912,100	1,520,000
Total Parcel		607,900	1.840	912,100	1,520,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 342.19		/Parcel: 342.19	

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
2023	101	FV	603,800	0	1.84	740,100	1,343,900	1,343,900	Year end	11/3/2022
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

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			

BUILDING PERMITS

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

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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:	

PRINT

Date	Time
09/13/23	16:20:39

LAST REV

Date	Time
10/24/18	15:33:36
apro	
54	

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 %:	
Jurisdct:		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

DEPRECIATION

Phys Cond:	AV - Average	26.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.5%

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

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:	119.00
Size Adj.:	0.91620499
Const Adj.:	1.01999998
Adj \$ / SQ:	111.209
Other Features:	60805
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	827060
Depreciation:	219171
Depreciated Total:	607889

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	

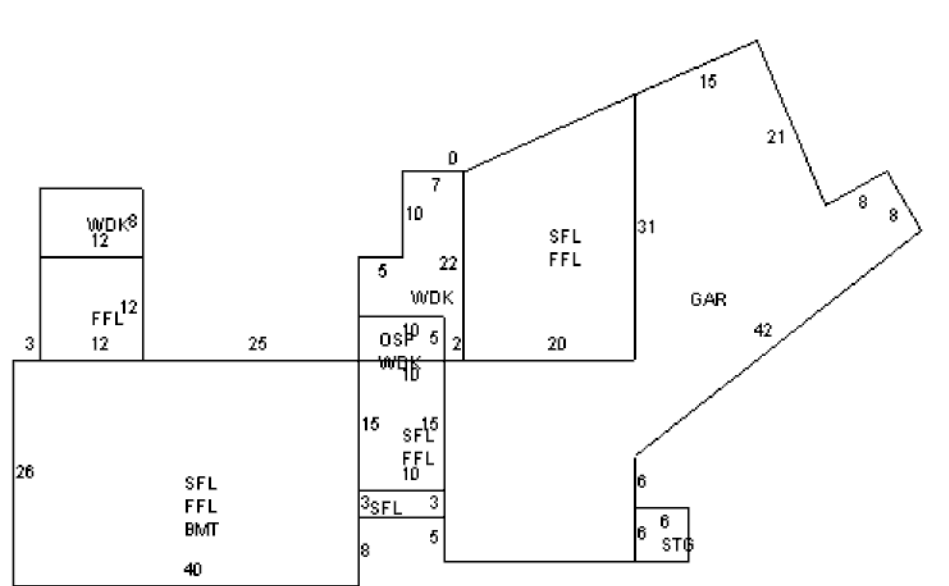
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	898057.7603
Juris. Factor:		Before Depr:			161.25
Special Features:	0	Val/Su Net:			95.06
Final Total:	607900	Val/Su SzAdj:			168.39

PARCEL ID

173 44 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,862	111.210	207,071	
SFL	2ND FLOOR	1,748	111.210	194,393	
GAR	GARAGE	1,349	36.000	48,564	
BMT	BASEMENT	1,040	50.040	52,046	
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:	509,582	
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

