



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOUGHTY TR MARK
Owner 2:	DOUGHTY TR PILAR
Owner 3:	FARRAR ROAD REALTY TRUST
Street 1:	5 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOCH - ROIMAR H H
Owner 2:	C/O RN HOEHN ESQ -
Street 1:	2 INTERNATIONAL PLACE
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02110

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2013, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 3 Baths, 0 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		
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	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	729,200		1.840	760,100	1,489,300
Total Card	729,200		1.840	760,100	1,489,300
Total Parcel	729,200		1.840	760,100	1,489,300
Source:	Market Adj Cost		Total Value per SQ unit /Card: 504.33 /Parcel: 504.33		

Legal Description	User Acct
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	724,100	0	1.84	700,100	1,424,200	1,424,200	Year end	11/3/2022
2022	101	FV	664,400	0	1.84	632,900	1,297,300	1,297,300	Year End Roll	10/19/2021
2021	101	FV	600,600	0	1.84	560,100	1,160,700	1,160,700	Year End Roll	10/15/2020
2020	101	FV	595,400	0	1.84	560,100	1,155,500	1,155,500	Year End Roll	9/26/2019
2019	101	FV	552,600	0	1.84	542,500	1,095,100	1,095,100	Create Final value 2019	6/4/2019
2018	101	FV	552,600	0	1.84	542,500	1,095,100	1,095,100	Year End Roll	9/28/2017
2017	101	FV	537,600	0	1.84	512,100	1,049,700	1,049,700	Year End Roll	9/29/2016
2016	101	FV	519,900	0	1.84	496,900	1,016,800	1,016,800	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOCH,ROIMAR H H	58655-395		3/12/2012	CHANGE IN US	550,000	No	No			
BEATTEAY WALTER	12575-353		1/4/1974		23,200	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/22/2014	5716	RENOVATI	59,000	C	5/27/2015			Sheet metal work f
12/3/2013	5611	NEW HOME	629,710	C	11/25/2014			new house 4768sqft

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
5/6/2014	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.83955 Total SF/SM: 80130.80 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3

Total: 760,090 Spl Credit Total: 760,100

EXTERIOR INFORMATION

Type:	6 - COLONIAL	
Sty Ht:	2H - 2H	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	2 - CLAPBOARD	
Sec Wall:		%
Roof Struct:	1 - GABLE	
Roof Cover:	9 - METAL	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:		%	
Partition:			
Prim Floors:	3 - HARDWOOD		
Sec Floors:		%	
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:	3 - ELECTRIC		
Heat Type:	1 - FORCED H/A		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

CALC SUMMARY

Basic \$ / SQ:	119.00
Size Adj.:	0.95318317
Const Adj.:	1.00959599
Adj \$ / SQ:	114.517
Other Features:	42534
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	753311
Depreciation:	24106
Depreciated Total:	729205

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						RMs: 8		BRs: 3		Baths: 3		HB

REMODELING

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

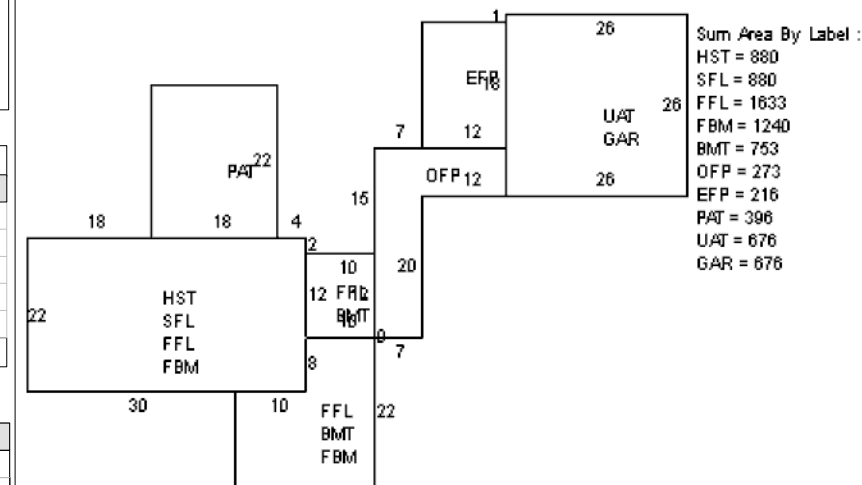
RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				0.00000
Juris. Factor:		Before Depr:	166.05	
Special Features:	0	Val/Su Net:	110.35	
Final Total:	729200	Val/Su SzAd:	246.94	

SKETCH



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:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,633	114.520	187,007
FBM	FIN BMT	1,240	51.530	63,901
SFL	2ND FLOOR	880	114.520	100,775
BMT	BASEMENT	753	28.630	21,558
GAR	GARAGE	676	36.000	24,336
HST	HALF STORY	440	114.520	50,388
PAT	PATIO	396	14.000	5,544
OFF	OPEN PORCH	273	15.000	4,095
Net Sketched Area:		6,608	Total:	476,992
Size Ad	2953	Gross Area	7623	FinArea
				2953

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



05/27/2015