

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MARTIN THOMAS
Owner 2:	DAVIS MARTHA R
Owner 3:	
Street 1:	4 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

PREVIOUS OWNER

Owner 1:	STEEDLY - MARY M
Owner 2:	-
Street 1:	4 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5012

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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		43560		SQUARE FE	PRIME SITE		0	9.5	1.586	R3									656,146						656,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	499,900		1.000	656,100	1,156,000	2059	0
Total Card							499,900
Total Parcel							499,900
Source: Market Adj Cost							Total Value per SQ unit /Card: 476.31 /Parcel: 476.31
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	496,600	0	1.	604,300	1,100,900	1,100,900	Year end	11/3/2022
2022	101	FV	447,000	0	1.	546,300	993,300	993,300	Year End Roll	10/19/2021
2021	101	FV	406,100	0	1.	483,500	889,600	889,600	Year End Roll	10/15/2020
2020	101	FV	402,900	0	1.	483,500	886,400	886,400	Year End Roll	9/26/2019
2019	101	FV	375,500	0	1.	468,300	843,800	843,800	Create Final value 2019	6/4/2019
2018	101	FV	375,500	0	1.	468,300	843,800	843,800	Year End Roll	9/28/2017
2017	101	FV	366,200	0	1.	442,000	808,200	808,200	Year End Roll	9/29/2016
2016	101	FV	354,700	0	1.	428,900	783,600	783,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEEDLY, MARY M	81779-464		7/17/2023		1,200,000	No	No			
SNELLING, JOHN	62743-119		10/4/2013		870,000	No	No			
SNELLING TR, JOH	61849-114		5/22/2013	FAMILY		1	No	No		
SNELLING JACQUE	30220-223		5/13/1999	CONVENIENC		1	No	No		
SNELLING JOHN R	13964-373		5/12/1980	FAMILY			No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2017	6881	MANUAL	4,000	C				Install a wood bur
10/31/2013	5591	FENCE		C				3 ft post & rail f
5/21/1997	1189	RENOVATI	71,000	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
3/7/1998	MEAS+INSPCTD	602	
4/15/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL	
Sty Ht:	2	- 2	
(Liv) Units:	1	Total: 1	
Foundation:	1	- CONCRETE	
Frame:	1	- WOOD	
Prime Wall:	1	- WOOD SHING	
Sec Wall:	8	- BRICK VEN	25%
Roof Struct:	1	- GABLE	
Roof Cover:	1	- ASPHALT	
Color:			
View / Desir:			

BATH FEATURES

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

COMMENTS

GENERAL INFORMATION

Grade:	B	- GOOD
Year Blt:	1965	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

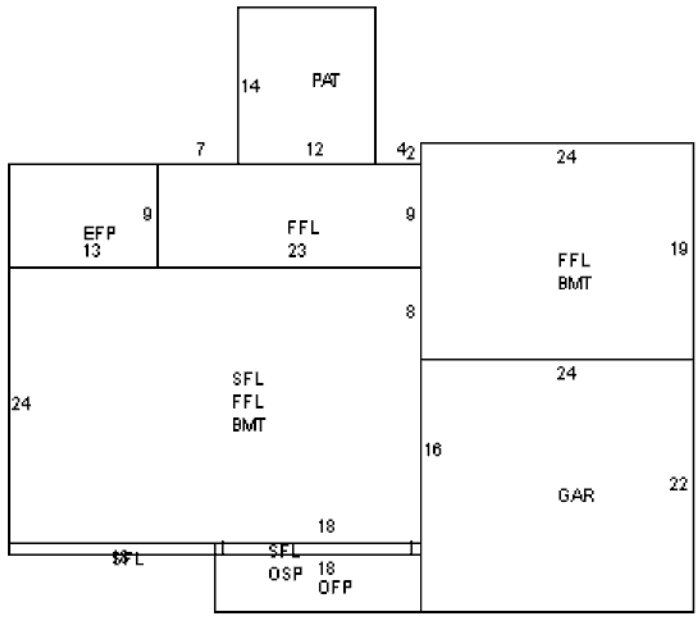
CONDO INFORMATION

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	RM:	8	BR:	5	Baths:	4	HB:					

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:	1	- DRYWALL	50%
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: 0	
Solar HW:	NO	Central Vac: NO	
% Com Wal:	0	% Sprinkled: 0	

DEPRECIATION

Phys Cond:	GD - Good	20%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20%

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	1997
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

CALC SUMMARY

Basic \$ / SQ:	119.00
Size Adj.:	0.99721879
Const Adj.:	1.03275001
Adj \$ / SQ:	122.555
Other Features:	65750
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	624895
Depreciation:	124979
Depreciated Total:	499916

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

COMPARABLE SALES

WtAv\$/SQ:	AvRate:	Ind.Val	781579.0606
Juris. Factor:	Before Depr:	177.71	
Special Features:	0	Val/Su Net:	107.09
Final Total:	499900	Val/Su SzAd:	205.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,527	122.560	187,142	
BMT	BASEMENT	1,320	30.640	40,443	
SFL	2ND FLOOR	900	122.560	110,300	
GAR	GARAGE	528	36.000	19,008	
PAT	PATIO	168	14.000	2,352	
EFP	ENCL PORCH	117	36.000	4,212	
OFF	OPEN PORCH	90	15.000	1,350	
OSP	SCRN PORCH	18	22.500	405	
Net Sketched Area:		4,668	Total:	365,212	
Size Ad	2427	Gross Area	4668	FinArea	2427

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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

PARCEL ID 173 33 0

IMAGE

AssessPro Patriot Properties, Inc

