

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MULCAHY DOUGLAS J
Owner 2:	MULCAHY BEVERLY T FERRIS
Owner 3:	
Street 1:	29 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .97 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		4	2253.19922	SQUARE FE	PRIME SITE		0	9.5	1.625	R3									652,422						652,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	631,900	1,700	0.970	652,400	1,286,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 449.02						/Parcel: 449.02	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	555,900	1700	.97	600,900	1,158,500	1,158,500	Year end	11/3/2022
2022	101	FV	470,200	1700	.97	543,200	1,015,100	1,015,100	Year End Roll	10/19/2021
2021	101	FV	427,700	1700	.97	480,700	910,100	910,100	Year End Roll	10/15/2020
2020	101	FV	379,000	1700	.97	480,700	861,400	861,400	Year End Roll	9/26/2019
2019	101	FV	361,300	1700	.97	465,600	828,600	828,600	Create Final value 2019	6/4/2019
2018	101	FV	361,300	1700	.97	465,600	828,600	828,600	Year End Roll	9/28/2017
2017	101	FV	354,800	1700	.97	439,500	796,000	796,000	Year End Roll	9/29/2016
2016	101	FV	349,700	1700	.97	426,500	777,900	777,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYON WILLIAM J	13787-367		9/13/1979		90,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2016	6629	ROOF	10,650	C				Strip & re-roof dw
11/7/2016	6617	MANUAL	4,956	C				Insulate the attic

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2020	CHG FM OTHER	624	W Coelho
5/17/2017	INFO AT DOOR	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
4/15/1996	MEAS+INSPCTD	606	
7/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.97000	Total SF/SM: 42253.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 652,422	Spl Credit	Total: 652,400
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EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Strct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

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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's:	7	BR's:	3	Baths:	2	HB	1					

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	1941 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	146.00
Size Adj.:	0.95949721
Const Adj.:	1.00979996
Adj \$ / SQ:	141.459
Other Features:	65250
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	836910
Depreciation:	205043
Depreciated Total:	631867

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 7 3

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

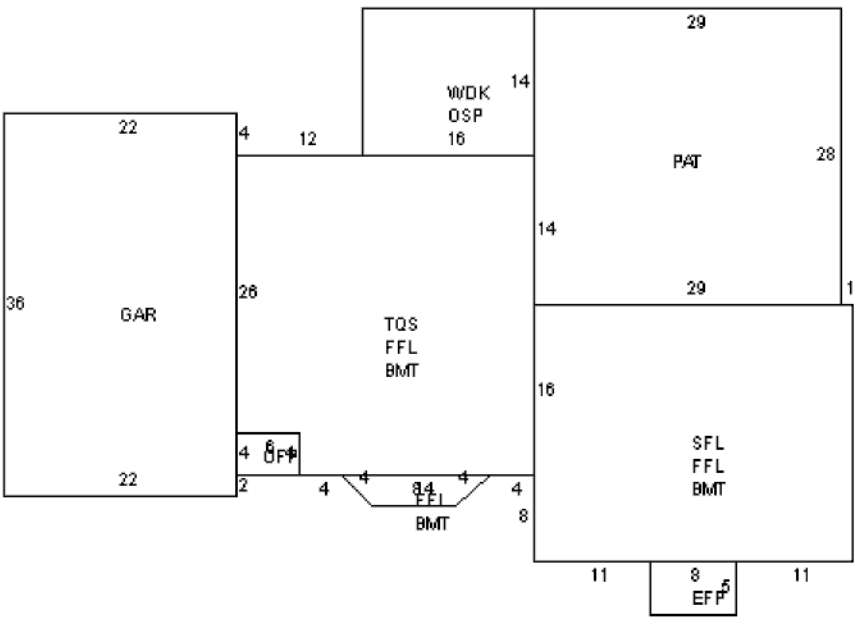
WtAv\$/SQ: AvRate: Ind.Val: 794749.6108

Juris. Factor: Before Depr: 205.12

Special Features: 0 Val/Su Net: 96.50

Final Total: 631900 Val/Su SzAd: 220.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,568	35.360	55,452	
FFL	1ST FLOOR	1,568	141.460	221,808	
PAT	PATIO	812	14.000	11,368	
GAR	GARAGE	792	36.000	28,512	
SFL	2ND FLOOR	684	141.460	96,758	
TQS	3/4 STORY	612	141.460	86,573	
OSP	SCRN PORCH	224	22.500	5,040	
WDK	WOOD DECK	224	20.610	4,617	
Net Sketched Area:		6,548	Total:	511,928	
Size Ad	2864	Gross Area	6788	FinArea	2864

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				0

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	1	240	A	FR	1941	36.00	T	80	101			1,700			1,700

More: N Total Yard Items: 1,700 Total Special Features: Total: 1,700

PARCEL ID

174 19 0

IMAGE

AssessPro Patriot Properties, Inc

