

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!401!



PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 20, FARRAR RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, TwN/City, St/Prov, Postal, Own Occ, Type. Owners: EDER DANIEL F, FLINT HANNAH

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, TwN/City, St/Prov, Postal. Owners: WARDELL - PATRICK R, WARDELL - LAURIE R

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1860, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with columns: Item, Code, Descip, %, Item, Code, Descip. Includes Census, Flood Haz, D, s, t, Exmpt, Topo, Street, Traffic, PAVED, MEDIUM

LAND SECTION (First 7 lines only)

Table with columns: 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

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Value, Yard Items, Land Size, Land Value, Total Value. Includes Total Card, Total Parcel, Source: Market Adj Cost, Total Value per SQ unit /Card, /Parcel

Table with columns: Legal Description, User Acct, GIS Ref, Entered Lot Size, Total Land, Land Unit Type

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Includes Parcel ID 173 38 0

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Assoc PCL Value, Notes, TAX DISTRICT, PAT ACCT.

BUILDING PERMITS

Table with columns: Date, Number, Descip, Amount, C/O, Last Visit, Fed Code, F. Descip, Comment

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Includes Sign: VERIFICATION OF VISIT NOT DATA

Summary row: Total AC/HA: 0.92998, Total SF/SM: 40509.93, Parcel LUC: 101 ONE FAM, Prime NB Desc RES CAT 3, Total: 647,454, Spl Credit, Total: 647,500

**EXTERIOR INFORMATION**

Type:	1	- ANTIQUE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	A-	- V GOOD-
Year Blt:	1860	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: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 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	24x20	A	AV	1980	36.00	T	60	101			6,900			6,900
3	GARAGE	D	Y	1	21x18	A	AV	1980	36.00	T	60	101			5,400			5,400

More: N

Total Yard Items: 12,300

Total Special Features:

Total: 12,300

**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: GOOD

**OTHER FEATURES**

Kits:	1	Rating: VERY GOOD
A Kits:		Rating:
Frpl:	2	Rating: GOOD
WSFlue:	1	Rating: AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG	- Very Good	17.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			17.5	%

**CALC SUMMARY**

Basic \$ / SQ:	140.00
Size Adj.:	0.93024784
Const Adj.:	1.00979996
Adj \$ / SQ:	131.511
Other Features:	87585
Grade Factor:	1.70
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	1057998
Depreciation:	185150
Depreciated Total:	872848

**COMMENTS**

JOHN F. FARRAR HSE & BARN.

**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:	9	BRs:	3	Baths:	2	HB	1					

**REMODELING**

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

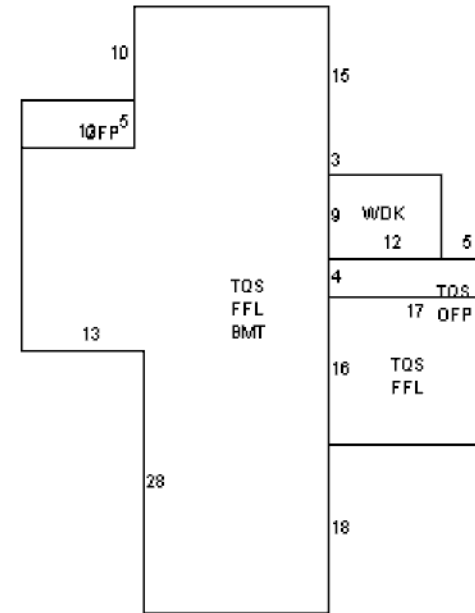
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	3	2
Totals			
1	9	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	939630.9090
Juris. Factor:		Before Depr:	223.57	
Special Features:	0	Val/Su Net:	168.95	
Final Total:	872800	Val/Su SzAd:	262.20	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,873	131.510	246,320	
BMT	BASEMENT	1,601	57.540	92,115	
TQS	3/4 STORY	1,456	131.510	191,447	
OPF	OPEN PORCH	128	15.000	1,920	
WDK	WOOD DECK	108	27.440	2,964	
Net Sketched Area:		5,166	Total:	534,766	
Size Ad	3328.75	Gross Area	5651	FinArea	4530

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

**IMAGE**

AssessPro Patriot Properties, Inc

