



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DERMADY MARTIN B
Owner 2:	CHIN DERMADY MARGIE
Owner 3:	
Street 1:	16 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1954, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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:				Topo		
D				Street	1	PAVED
s				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		42688.6		SQUARE FE	PRIME SITE		0	9.5	1.612	R3									653,663						653,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	255,400	700	0.980	653,700	909,800		0
							GIS Ref
							GIS Ref
Total Card	255,400	700	0.980	653,700	909,800	Entered Lot Size	
Total Parcel	255,400	700	0.980	653,700	909,800	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 620.18		/Parcel: 620.18			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	222,800	700	.98	602,100	825,600	825,600	Year end	11/3/2022
2022	101	FV	193,600	400	.98	544,300	738,300	738,300	Year End Roll	10/19/2021
2021	101	FV	181,600	400	.98	481,600	663,600	663,600	Year End Roll	10/15/2020
2020	101	FV	162,100	400	.98	481,600	644,100	644,100	Year End Roll	9/26/2019
2019	101	FV	157,700	400	.98	466,500	624,600	624,600	Create Final value 2019	6/4/2019
2018	101	FV	157,700	400	.98	466,500	624,600	624,600	Year End Roll	9/28/2017
2017	101	FV	153,700	0	.98	440,400	594,100	594,100	Year End Roll	9/29/2016
2016	101	FV	153,700	0	.98	427,300	581,000	581,000	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEBBINS REALTY	23907-127		11/16/1993		267,500	No	No			
STEBBINS REALTY	20665-266		7/19/1990	PART INTERES		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/9/2015	6302	ROOF	12,000	C				Strip & re-roof dw
10/1/1993	357	RENOVATI		C	12/27/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/18/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS/EXT INS	606	
12/27/1993	PERMIT VISIT	600	
2/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	116 12 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:	

**EXTERIOR INFORMATION**

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

**GENERAL INFORMATION**

Grade:	C	- AVERAGE	
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		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

**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
19	PATIO	D	Y	1	8X10	F	FR	2017	12.60	T	30	101			700			700

More: N	Total Yard Items:	700	Total Special Features:		Total:	700
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**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD	- Good	23.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			23.8%

**CALC SUMMARY**

Basic \$ / SQ:	146.00
Size Adj.:	1.15899801
Const Adj.:	1.01999998
Adj \$ / SQ:	172.598
Other Features:	37000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	335195
Depreciation:	79776
Depreciated Total:	255418

**COMMENTS**

90% REAR DORMER.

**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:	6	BR:	3	Bath:	1	HB:	1					

**REMODELING**

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

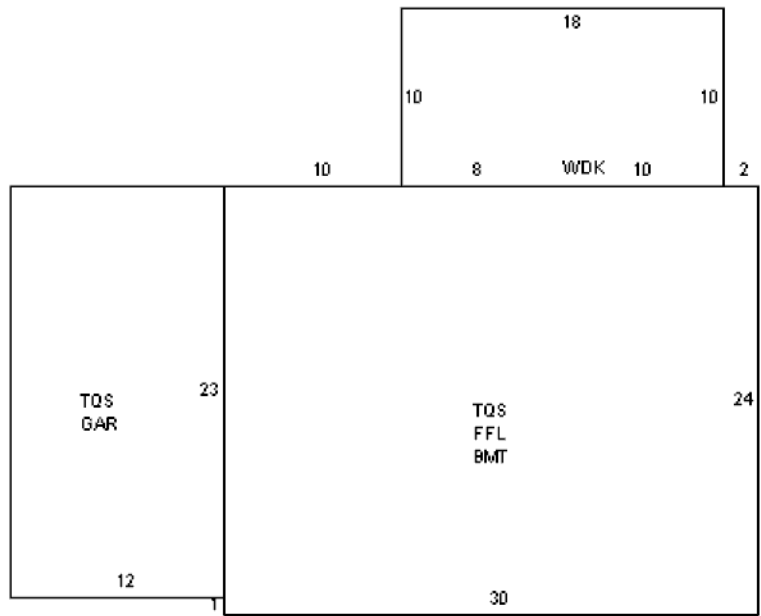
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	1

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				562426.7961
Juris. Factor:		Before Depr:		172.60
Special Features:	0	Val/Su Net:		96.63
Final Total:	255400	Val/Su SzAd:		174.10

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
TQS	3/4 STORY	747	172.600	128,931	
BMT	BASEMENT	720	43.150	31,068	
FFL	1ST FLOOR	720	172.600	124,271	
GAR	GARAGE	276	36.000	9,936	
WDK	WOOD DECK	180	22.170	3,990	
Net Sketched Area:		2,643	Total:	298,196	
Size Ad	1467	Gross Area	2892	FinArea	1467

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc



**PARCEL ID** 173 37 0