



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEIP MICHAEL
Owner 2:	
Owner 3:	
Street 1:	34 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MOLLOY TR - BRENDA LEE
Owner 2:	CES COTTAGE REALTY TRUST -
Street 1:	43 ROCKY NECK AVENUE
Twn/City:	GLOUCESTER
St/Prov:	MA Cntry
Postal:	01930

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1944, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		40510		SQUARE FE	PRIME SITE		0	9.5	1.682	R3									647,454						647,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	97,900	1,600	0.930	647,500	747,000
Total Card	97,900	1,600	0.930	647,500	747,000
Total Parcel	97,900	1,600	0.930	647,500	747,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		993.02	/Parcel: 993.02

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/17/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	97,200	1600	.93	596,300	695,100	695,100	Year end	11/3/2022
2022	101	FV	101,900	1600	.93	539,100	642,600	642,600	Year End Roll	10/19/2021
2021	101	FV	92,500	1600	.93	477,100	571,200	571,200	Year End Roll	10/15/2020
2020	101	FV	86,300	1600	.93	477,100	565,000	565,000	Year End Roll	9/26/2019
2019	101	FV	87,900	1600	.93	462,100	551,600	551,600	Create Final value 2019	6/4/2019
2018	101	FV	87,900	1600	.93	462,100	551,600	551,600	Year End Roll	9/28/2017
2017	101	FV	84,000	1600	.93	436,200	521,800	521,800	Year End Roll	9/29/2016
2016	101	FV	82,500	1600	.93	423,200	507,300	507,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOLLOY TR,BREND	77533-146		4/16/2021		705,000	No	No			
SEECKTS TR,ELEA	72038-227		12/20/2018	FAMILY	100	No	No			
SEECKTS ELEANOR	48612-142		12/5/2006	FAMILY	1	No	No			
SEECKTS, ELEANO	25159-376		2/8/1995	CONVENIENC		No	No		1/18TH INTEREST	
SEECKTS, ELEANO	25085-182		12/28/1994	FAMILY	1	No	No		1/18 INTEREST GIVEN	
SEECKTS ELEANOR	22863-177		1/27/1993	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/13/2001	M&L COMPLETE	613	
10/27/2001	ENTRY DENIED	615	
4/15/1996	MEAS+INSPCTD	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22	-	CONVENTNL
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	2	-	CONC BLOCK
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C-	-	AVG. (-)
Year Blt:	1944	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

BATH FEATURES

Full Bath:	1	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:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FR	-	Fair	43.0	%
Functional:					%
Economic:					%
Special:					%
Override:					%
Total:				43.8	%

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	1.54760718
Const Adj.:	1.00979996
Adj \$ / SQ:	196.909
Other Features:	29000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	174174
Depreciation:	76288
Depreciated Total:	97886

COMMENTS

ELEANOR SEECKTS 13/15 INTEREST CAROL E. SEECKTS 2/15 INTEREST .

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:	5	BR:	2	Bath:	1	HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

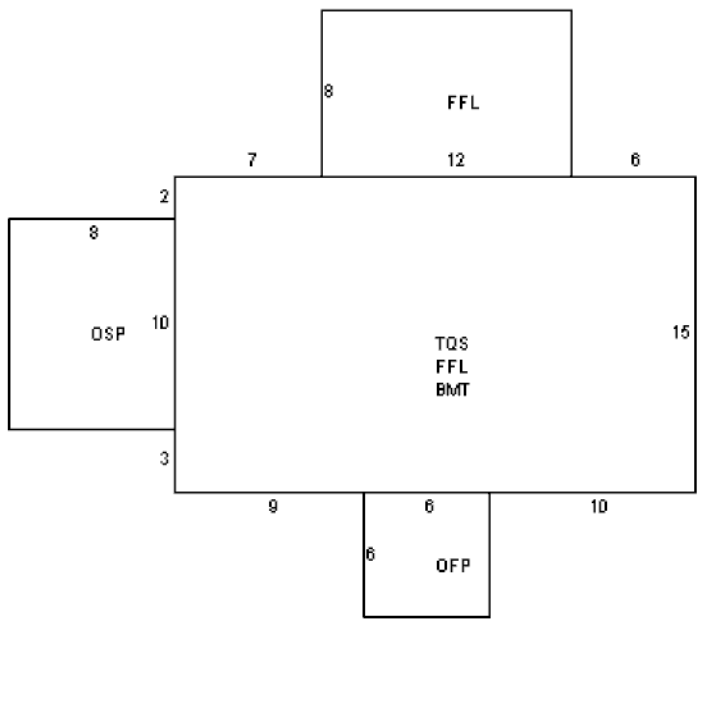
Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	444073.4309
Juris. Factor:		Before Depr:			173.28
Special Features:	0	Val/Su Net:			78.76
Final Total:	97900	Val/Su SzAd:			130.14

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		F	FR	1944	32.40	T	80	101		1,600			1,600

More:	N	Total Yard Items:	1,600	Total Special Features:		Total:	1,600
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SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	471	196.910	92,744	
BMT	BASEMENT	375	49.230	18,460	
TQS	3/4 STORY	281	196.910	55,381	
OSP	SCRN PORCH	80	22.500	1,800	
OFP	OPEN PORCH	36	15.000	540	
Net Sketched Area:		1,243	Total:	168,925	
Size Ad	752.25	Gross Area	1337	FinArea	752

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

