

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BEARD ANDREW D
Owner 2:	BEARD SUSAN S
Owner 3:	
Street 1:	32 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5011 Type:

PREVIOUS OWNER

Owner 1:	BEARD ANDREW D -
Owner 2:	BEARD SUSAN S -
Street 1:	32 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5011

NARRATIVE DESCRIPTION

This Parcel contains 1.47 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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		64033		SQUARE FE	PRIME SITE		0	9.5	1.175	R3									714,494						714,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	508,000		1.470	714,500	1,222,500
Total Card		508,000	1.470	714,500	1,222,500
Total Parcel		508,000	1.470	714,500	1,222,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 350.24		/Parcel: 350.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	504,800	0	1.47	658,100	1,162,900	1,162,900	Year end	11/3/2022
2022	101	FV	439,300	0	1.47	594,900	1,034,200	1,034,200	Year End Roll	10/19/2021
2021	101	FV	422,500	0	1.47	526,500	949,000	949,000	Year End Roll	10/15/2020
2020	101	FV	396,600	0	1.47	526,500	923,100	923,100	Year End Roll	9/26/2019
2019	101	FV	399,800	0	1.47	509,900	909,700	909,700	Create Final value 2019	6/4/2019
2018	101	FV	399,800	0	1.47	509,900	909,700	909,700	Year End Roll	9/28/2017
2017	101	FV	383,800	0	1.47	481,300	865,100	865,100	Year End Roll	9/29/2016
2016	101	FV	377,400	0	1.47	467,100	844,500	844,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEARD ANDREW D,	32092-20		11/22/2000	CONVENIENC		1	No	No		
ROGERS, CHRIS B	25550-346		8/7/1995		385,000	No	No			
STIMMELL GRACE	20029-124		8/24/1989		290,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/31/2005	3193	RENO-ADD	400,000	C				ren kit & baths ad
6/5/2000	1992	WDK	5,800	C	6/8/2001			
6/17/1994	499-94	RENOVATI	8,000	C	8/24/1995			
6/17/1994	499-94	RENOVATI	8,000	C	8/24/1995			
6/11/1993	262	RENO-GAR	6,000	C	12/27/1993			
5/11/1993	234	REMOVE		C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS+INSPECT	615	
6/8/2001	MEAS/EXT INS	613	
5/17/1996	MEAS+INSPECT	606	
4/15/1996	MEAS+INSPECT	606	
8/24/1995	PERMIT VISIT	606	
12/27/1993	PERMIT VISIT	600	
11/12/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	116 3 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:	

PRINT

Date	Time
09/13/23	17:20:06

LAST REV

Date	Time
02/24/20	10:07:57
apro	
418	

EXTERIOR INFORMATION

Type:	22	- CONVENT NL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1900	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:	2	- SOFTWOOD
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		

Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	B	
Heat Fuel:	1	- OIL
Heat Type:	1	- FORCED H/A
# 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	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
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	24.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			24.5%

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.92189515
Const Adj.:	1.00979996
Adj \$ / SQ:	117.297
Other Features:	93972
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	672820
Depreciation:	164841
Depreciated Total:	507979

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	RMs:	10	BRs:	4
	Baths:	2	HB:	1

REMODELING

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

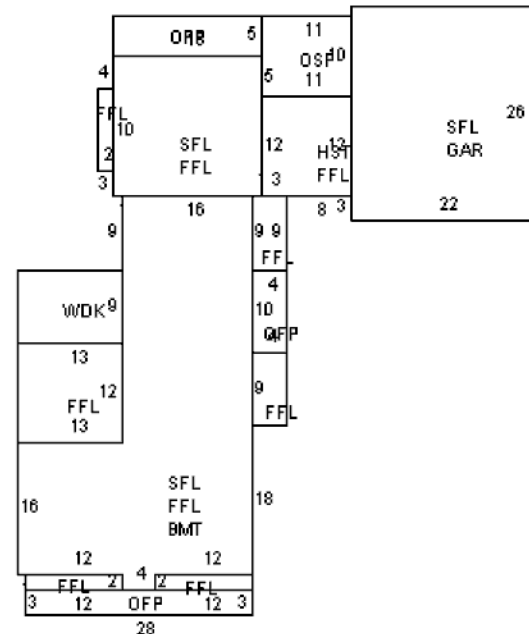
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		10	4	1
Totals				
1		10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	447400.0000
Juris. Factor:		Before Depr:			140.76
Special Features:	0	Val/Su Net:			93.13
Final Total:	508000	Val/Su SzAd			145.54

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,738	117.300	203,921	
FFL	1ST FLOOR	1,686	117.300	197,763	
BMT	BASEMENT	952	29.320	27,917	
GAR	GARAGE	572	36.000	20,592	
OFP	OPEN PORCH	214	15.000	3,210	
WDK	WOOD DECK	117	26.430	3,092	
OSP	SCRN PORCH	110	22.500	2,475	
HST	HALF STORY	66	117.300	7,742	
Net Sketched Area:		5,455	Total:	466,712	
Size Ad	3490.4999	Gross Area	5613	FinArea	3490

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

**PARCEL ID** 176 4 0