

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SELLERS TR KAREN D
Owner 2:	DAWES TR EARL H
Owner 3:	DAWES REALTY TRUST
Street 1:	1377 LAFAYETTE ROAD
Street 2:	
Twn/City:	N KINGSTON
St/Prov:	RI Cntry Own Occ: Y
Postal:	02852 Type:

PREVIOUS OWNER

Owner 1:	SELLERS KAREN D -
Owner 2:	DAWES EARL H -
Street 1:	45 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5013

NARRATIVE DESCRIPTION

This parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1945, having primarily WOOD SHING Exterior and 2108 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400					958,400		
101	ONE FAM		0.743		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									26,005					26,000		
101	ONE FAM		0.32		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									2,240					2,200	Wetland	

Total AC/HA:	2.89955	Total SF/SM:	126304	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	986,645	SpI Credit	Total:	986,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.900	423,300	11,500	986,600	1,421,400
Total Card	2.900	423,300	11,500	986,600	1,421,400
Total Parcel	2.900	423,300	11,500	986,600	1,421,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		674.29	/Parcel: 674.29

Legal Description
6/2010 Combined private drive (previously unassessed) with this parcel.
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
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
2025	101	FV	397,000	10800	2.9	958,600	1,366,400		Year End Roll	12/2/2024
2024	101	FV	394,600	10800	2.9	936,200	1,341,600		Year end	11/9/2023
2023	101	FV	342,500	10800	2.9	764,200	1,117,500	1,117,500	Year end	11/3/2022
2022	101	FV	302,700	10900	2.9	709,000	1,022,600	1,022,600	Year End Roll	10/19/2021
2021	101	FV	273,400	10900	2.9	664,200	948,500	948,500	Year End Roll	10/15/2020
2020	101	FV	242,600	10900	2.9	688,200	941,700	941,700	Year End Roll	9/26/2019
2019	101	FV	230,500	10900	2.9	670,600	912,000	912,000	Create Final va	6/4/2019
2018	101	FV	230,500	10900	2.9	670,600	912,000	912,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SELLERS KAREN D	43501-30		8/11/2004	CONVENIENC	99	No	No		
DAWES DONALD L,	43501-25		8/11/2004	CONVENIENC	99	No	No		
	9081-362		2/19/1957		16,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/17/2001	M&L COMPLETE	613	
5/23/1996	MEAS+INSPCTD	606	
4/18/1996	MEAS+INSPCTD	606	
9/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	100 8 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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:04:59

LAST REV

Date	Time
01/07/20	09:23:08

blakeley 47

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