Map	Lot	Sublot	Building	Unit	CARD
174	19	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,368,300	/	1,368,300
USE VALUE:	1,368,300	/	1,368,300
ASSESSED:	1,368,300	/	1,368,300

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MULCAHY TR DOUGLAS J	
Owner 2:	MULCAHY TR BEVERLY T FERRIS	
Owner 3:	29 FARRAR RD NOMINEE TRUST	
Street 1:	29 FARRAR RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry:
Own Occ:	Y	
Postal:	01773-5013	Type:

PREVIOUS OWNER

Owner 1:	MULCAHY - DOUGLAS J
Owner 2:	MULCAHY - BEVERLY T FERRIS
Street 1:	29 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA
Cntry	
Postal:	01773-5013

NARRATIVE DESCRIPTION

This parcel contains .97 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1941, having primarily CLAPBOARD Exterior and 2864 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.970	681,100	1,800	685,400	1,368,300
Total Card	0.970	681,100	1,800	685,400	1,368,300
Total Parcel	0.970	681,100	1,800	685,400	1,368,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.76 | /Parcel: 477.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/08/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174 19 0

!76!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	635,300	1700	.97	665,500	1,302,500		Year End Roll	12/2/2024
2024	101	FV	631,900	1700	.97	652,400	1,286,000		Year end	11/9/2023
2023	101	FV	555,900	1700	.97	600,900	1,158,500	1,158,500	Year end	11/3/2022
2022	101	FV	470,200	1700	.97	543,200	1,015,100	1,015,100	Year End Roll	10/19/2021
2021	101	FV	427,700	1700	.97	480,700	910,100	910,100	Year End Roll	10/15/2020
2020	101	FV	379,000	1700	.97	480,700	861,400	861,400	Year End Roll	9/26/2019
2019	101	FV	361,300	1700	.97	465,600	828,600	828,600	Create Final va	6/4/2019
2018	101	FV	361,300	1700	.97	465,600	828,600	828,600	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:07:20

LAST REV

Date	Time
06/13/25	12:30:27
apro	

USER DEFINED

Prior Id # 1:	101 4 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:	

TAX DISTRICT

PAT ACCT. 76

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULCAHY,DOUGLAS	83512-169		11/25/2024	CONVENIENC	1	No	No		
LYON WILLIAM J	13787-367		9/13/1979		90,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2025	E-25-0065	MECHANIC	13,000	C				Install heat pump
11/21/2016	6629	ROOF	10,650	C				Strip & re-roof dw
11/7/2016	6617	MANUAL	4,956	C				Insulate the attic

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
3/26/2025	INFO FM PRMT	7	SB
7/14/2020	CHG FM OTHER	624	W Coelho
5/17/2017	INFO AT DOOR	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
4/15/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM	4	2253.19922		SQUARE FE	PRIME SITE		0	9.98	1.63	R3									685,385						685,400	

Total AC/HA:	0.97000	Total SF/SM:	42253	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	685,385	Spl Credit		Total:	685,400

EXTERIOR INFORMATION

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

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:	AVERAGE

OTHER FEATURES

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

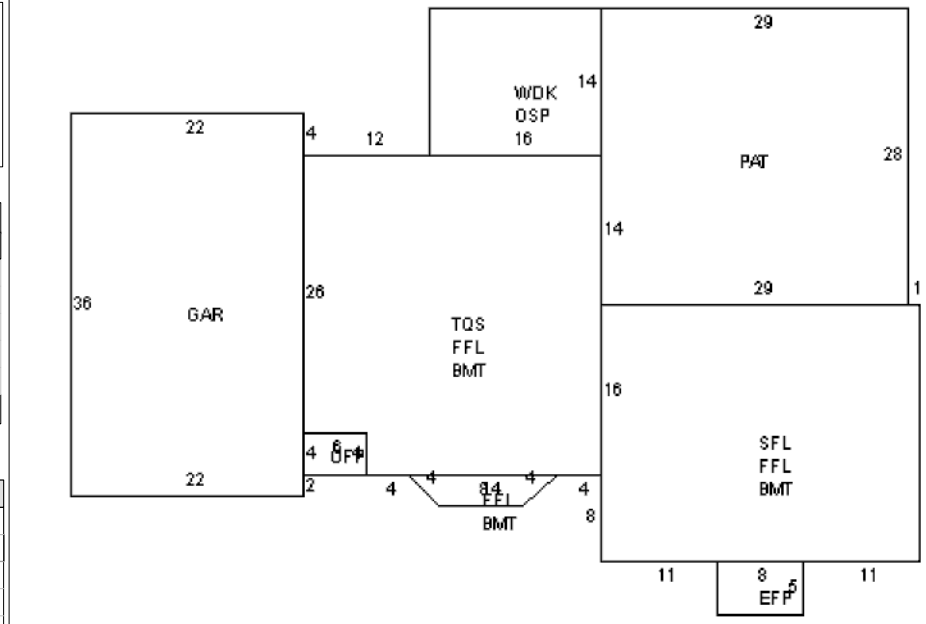
COMMENTS

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: 7		BRs: 3		Baths: 2					HB 1		

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

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:	
Subfloor:	
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

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Basic $ / SQ:	158.00
Size Adj.:	0.95949721
Const Adj.:	1.00979996
Adj $ / SQ:	153.086
Other Features:	68752
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	902091
Depreciation:	221012
Depreciated Total:	681079

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 794749.6108

Juris. Factor:		Before Depr:	221.98
Special Features:	0	Val/Su Net:	104.02
Final Total:	681100	Val/Su SzAd	237.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,568	38.270	60,010
FFL	1ST FLOOR	1,568	153.090	240,039
PAT	PATIO	812	14.980	12,164
GAR	GARAGE	792	38.520	30,508
SFL	2ND FLOOR	684	153.090	104,711
TQS	3/4 STORY	612	153.090	93,689
OSP	SCRN PORCH	224	24.070	5,393
WDK	WOOD DECK	224	22.050	4,940
Net Sketched Area:		6,548	Total:	553,380
Size Ad	2864	Gross Area	6788	FinArea 2864

SUB AREA DETAIL

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

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 174 19 0

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	A	FR	1941	38.52	T	80	101			1,800			1,800

More: N	Total Yard Items:	1,800	Total Special Featues:		Total: 1,800

IMAGE

AssessPro Patriot Properties, Inc