



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ABRAHAM ION C
Owner 2:	ABRAHAM MELINDA K
Owner 3:	
Street 1:	41 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5013 Type:

PREVIOUS OWNER

Owner 1:	ACKERMAN DAVID -
Owner 2:	ACKERMAN KATE -
Street 1:	41 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5013

NARRATIVE DESCRIPTION

This Parcel contains 1.29 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, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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		56192.398		SQUARE FE	PRIME SITE		0	7.	1.297	R3									510,004						510,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	320,400	2,200	1.290	510,000	832,600
Total Card	320,400	2,200	1.290	510,000	832,600
Total Parcel	320,400	2,200	1.290	510,000	832,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		363.20	/Parcel: 363.20

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

GIS Ref
GIS Ref
Insp Date
12/11/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,100	2200	1.29	510,000	788,300	788,300	Year End Roll	9/26/2019
2019	101	FV	262,700	2200	1.29	494,000	758,900	758,900	Create Final value 2019	6/4/2019
2018	101	FV	262,700	2200	1.29	494,000	758,900	758,900	Year End Roll	9/28/2017
2017	101	FV	257,600	2200	1.29	466,300	726,100	726,100	Year End Roll	9/29/2016
2016	101	FV	253,900	2200	1.29	452,400	708,500	708,500	Year End Roll	1/14/2016
2015	101	FV	244,000	2200	1.29	418,900	665,100	665,100	Year End	10/2/2014
2014	101	FV	241,500	2200	1.29	375,200	618,900	618,900	Year End Roll	1/23/2014
2013	101	FV	236,500	2200	1.39	370,800	609,500	609,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ACKERMAN DAVID,	50046-565		8/31/2007		750000	No	No	
FADDOUL NATALIE	35268-61		4/12/2002		690000	No	No	
	8327-172		9/19/1954		0	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2018	7208	KITCHEN	34,873	C	12/21/2018			Renovate existing
12/6/2013	5616	RENOVATI	13,315	C				expand master clos
12/5/2013	5612	MANUAL	9,000	C				install insulation
4/26/2004	2895	SHED		C	6/13/2006			6/26 5% 4/30 95% 6

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
12/11/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	50	
4/30/2005	MEAS/EXT INS	615	
6/26/2004	MEAS/EXT INS	615	
12/13/2003	MEAS/EXT INS	615	
10/27/2001	M&L COMPLETE	615	
5/21/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.29000	Total SF/SM:	56192.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	510,004	SpI Credit		Total:	510,000
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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:	B - GOOD		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	P		
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	APR Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	12x16	A	AV	2004	15.00	T	25	101			2,200			2,200

More:	N	Total Yard Items:	2,200	Total Special Features:		Total:	2,200
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		31.0%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.01750481
Const Adj.:	1.01999998
Adj \$ / SQ:	98.596
Other Features:	64000
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	464282
Depreciation:	143928
Depreciated Total:	320355

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												

REMODELING

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

RES BREAKDOWN

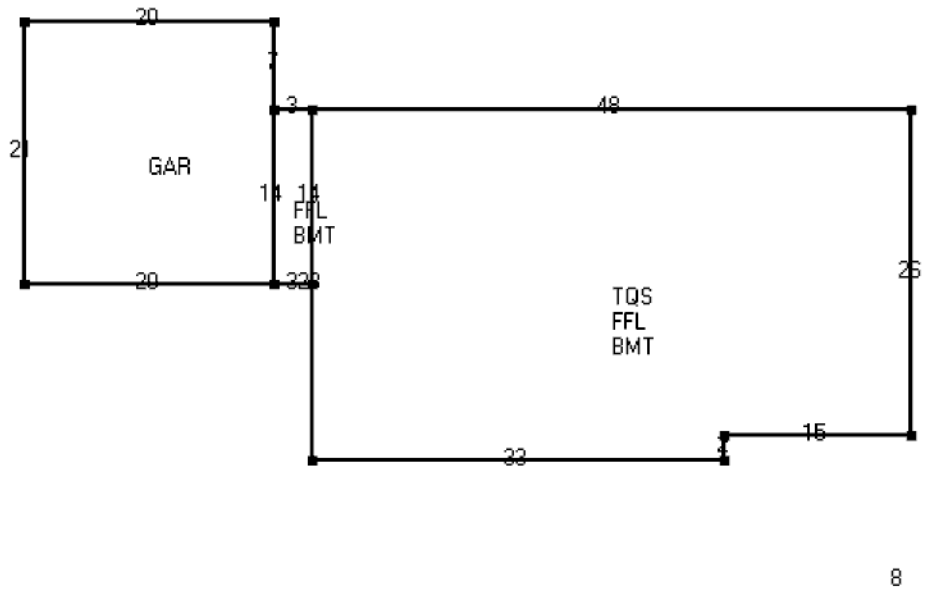
No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				321100.0000
Juris. Factor:		Val/Su Fin:	139.79	
Special Features:	0	Val/Su Net:	79.72	
Final Total:	320400	Val/Su SzAd:	142.85	

PARCEL ID

174 16 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,356	29.580	40,109	
FFL	1ST FLOOR	1,356	98.600	133,696	
TQS	3/4 STORY	887	88.740	78,705	
GAR	GARAGE	420	36.000	15,120	
Net Sketched Area:		4,019	Total:	267,630	
Size Ad	2242.9499	Gross Area	4446	FinArea	2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	0
TQS	90	UNF	25	A	0

IMAGE

AssessPro Patriot Properties, Inc

