



**Patriot Properties Inc.**

**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(n) CAPE Building Built about 1945, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.743		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,290						22,300	
101	ONE FAM		0.32		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,920						1,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	273,400	10,900	2.900	664,200	948,500	6/2010 Combined private drive (previously unassessed) with this parcel.
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 449.95						/Parcel: 449.95

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
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 value 2019	6/4/2019
2018	101	FV	230,500	10900	2.9	670,600	912,000	912,000	Year End Roll	9/28/2017
2017	101	FV	252,100	10500	2.9	664,200	926,800	926,800	Year End Roll	9/29/2016
2016	101	FV	248,400	10500	2.9	645,800	904,700	904,700	Year End Roll	1/14/2016
2015	101	FV	238,300	10500	2.9	599,400	848,200	848,200	Year End	10/2/2014
2014	101	FV	235,700	10500	2.9	560,200	806,400	806,400	Year End Roll	1/23/2014
2013	101	FV	230,600	10500	2.93	545,100	786,200	786,200	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	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		16000	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+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

