



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOBRUSIN IGOR
Owner 2:	DOBRUSIN ROBIN
Owner 3:	
Street 1:	47 FARRAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	CARNEY - JEAN-PIERRE D
Owner 2:	CARNEY - JENNIFER K
Street 1:	47 FARRAR ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01730

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	7.	1.586	R3									483,476						483,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	118,400	600	1.000	483,500	602,500
Total Card	118,400	600	1.000	483,500	602,500
Total Parcel	118,400	600	1.000	483,500	602,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		158.62	/Parcel: 158.62

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	179,300	600	1.	483,500	663,400	663,400	Year End Roll	9/26/2019
2019	101	FV	163,500	600	1.	468,300	632,400	632,400	Create Final value 2019	6/4/2019
2018	101	FV	163,500	600	1.	468,300	632,400	632,400	Year End Roll	9/28/2017
2017	101	FV	180,200	600	1.	442,000	622,800	622,800	Year End Roll	9/29/2016
2016	101	FV	178,500	600	1.	428,900	608,000	608,000	Year End Roll	1/14/2016
2015	101	FV	175,000	600	1.	397,100	572,700	572,700	Year End	10/2/2014
2014	101	FV	168,000	600	1.	355,700	524,300	524,300	Year End Roll	1/23/2014
2013	101	FV	164,500	600	1.	345,300	510,400	510,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARNEY,JEAN-PIE	75582-466		9/10/2020		1375000	No	No			
KLING,JOHN D	72174-528		1/29/2019		575000	No	No			
	7852-340		1/19/1952		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2019	R-19-0201	SOLAR PA	35,000	C	5/5/2020			Install roof mount
9/4/2019	SH-19-0019	SHEET MT	14,500	C				Sheet metal work f
4/30/2019	R-19-0042	RENO-ADD	80,000	C				Add second floor t

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2020	CnfmdBldgDpt	624	W Coelho
5/17/2017	INFO AT DOOR	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
5/31/1991	INSPECTED	601	

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

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	483,476	SpI Credit		Total:	483,500
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