



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BARMAKIAN NORMA D
Owner 2:	
Owner 3:	CO TRS BARMAKIAN REALTY TRUST
Street 1:	11 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5005 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1987, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	717,900		1.840	640,100	1,358,000
Total Card	717,900		1.840	640,100	1,358,000
Total Parcel	717,900		1.840	640,100	1,358,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		402.97	/Parcel: 402.97

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/16/17
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	706,200	0	1.84	664,100	1,370,300	1,370,300	Year End Roll	9/26/2019
2019	101	FV	720,400	0	1.84	646,500	1,366,900	1,366,900	Create Final value 2019	6/4/2019
2018	101	FV	720,400	0	1.84	646,500	1,366,900	1,366,900	Year End Roll	9/28/2017
2017	101	FV	665,300	0	1.84	640,100	1,305,400	1,305,400	Year End Roll	9/29/2016
2016	101	FV	652,000	0	1.84	621,700	1,273,700	1,273,700	Year End Roll	1/14/2016
2015	101	FV	635,300	0	1.84	575,300	1,210,600	1,210,600	Year End	10/2/2014
2014	101	FV	590,700	0	1.84	536,100	1,126,800	1,126,800	Year End Roll	1/23/2014
2013	101	FV	579,600	0	1.84	520,100	1,099,700	1,099,700	Year End Roll	10/25/2012

Parcel ID 173 45 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BARMAKIAN NORMA	26550-487		8/1/1996	CONVENIENC		1	No	No
BARMAKIAN, FRAN	24822-2		8/31/1994	FAMILY		1	No	No
WILLIAMS GREGOR	14988-113		4/28/1983		79950	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARMAKIAN NORMA	26550-487		8/1/1996	CONVENIENC		1	No	No		
BARMAKIAN, FRAN	24822-2		8/31/1994	FAMILY		1	No	No		
WILLIAMS GREGOR	14988-113		4/28/1983		79950	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	MEAS+INSPCTD	4	JG
6/18/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
5/20/1996	MEAS+INSPCTD	606	
4/15/1996	MEAS+INSPCTD	606	
1/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
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:	A- - V GOOD-		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET 15%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% 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	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Features:		Total:	
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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:	2	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	12.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		12.8%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.92804158
Const Adj.:	1.01699996
Adj \$ / SQ:	88.719
Other Features:	74904
Grade Factor:	1.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	823263
Depreciation:	105378
Depreciated Total:	717885

COMMENTS

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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	RM	8	BR	3	Baths:	2	HB	1				

REMODELING

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

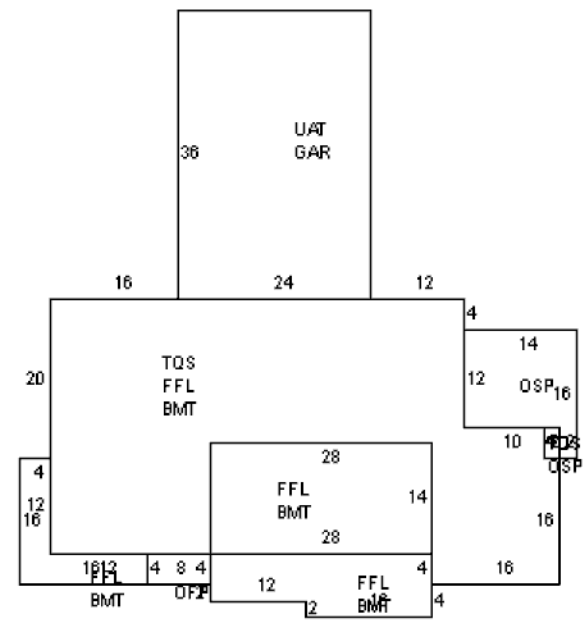
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	1240847.195
Juris. Factor:	Val/Su Fin:	213.03	
Special Features:	0	Val/Su Net:	105.51
Final Total:	717900	Val/Su SzAd:	213.03

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,224	22.180	49,328	
FFL	1ST FLOOR	2,224	88.720	197,311	
TQS	3/4 STORY	1,146	88.720	101,672	
GAR	GARAGE	864	36.000	31,104	
OSP	SCRN PORCH	184	22.500	4,140	
UAT	UNF ATTIC	130	88.720	11,498	
OPF	OPEN PORCH	32	15.000	480	
Net Sketched Area:		6,804	Total:	395,533	
Size Ad	3370	Gross Area	7920	Fin Area	3370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc**PARCEL ID** 173 45 0