



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CRAIG JAMES E
Owner 2:	CRAIG JULIA P
Owner 3:	
Street 1:	10 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

**PREVIOUS OWNER**

Owner 1:	THORNE KAREN O -
Owner 2:	-
Street 1:	10 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5012

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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	396,900	8,900	1.000	483,500	889,300
Total Card	396,900	8,900	1.000	483,500	889,300
Total Parcel	396,900	8,900	1.000	483,500	889,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		242.53	/Parcel: 242.53

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	07/18/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,400	8900	1.	483,500	885,800	885,800	Year End Roll	9/26/2019
2019	101	FV	364,100	8900	1.	468,300	841,300	841,300	Create Final value 2019	6/4/2019
2018	101	FV	364,100	8900	1.	468,300	841,300	841,300	Year End Roll	9/28/2017
2017	101	FV	353,700	8900	1.	442,000	804,600	804,600	Year End Roll	9/29/2016
2016	101	FV	341,600	8900	1.	428,900	779,400	779,400	Year End Roll	1/14/2016
2015	101	FV	338,200	8900	1.	397,100	744,200	744,200	Year End	10/2/2014
2014	101	FV	314,200	8900	1.	355,700	678,800	678,800	Year End Roll	1/23/2014
2013	101	FV	307,400	8900	1.	345,300	661,600	661,600	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THORNE KAREN O,	44085-69		11/12/2004		818000	No	No			
PETTIT JULIE	13793-163		9/20/1979		135000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/8/2016	6362	MANUAL	14,000	C	5/25/2016			Finish storage spa
12/8/2009	4350	RENOVATI	240,000	C	12/8/2010			reno and construct

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/18/2011	MEAS+INSPCTD	25	D ERSKINE
11/11/2008	MEAS/EXT INS	25	D ERSKINE
5/16/2005	MEAS+INSPCTD	600	
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
11/24/1992	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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**EXTERIOR INFORMATION**

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(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:	

**GENERAL INFORMATION**

Grade:	B - GOOD		
Year Blt:	1938	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:	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

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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

Phys Cond:	GD - Good	26.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.0%

**DEPRECIATION**

Basic \$ / SQ:	95.00
Size Adj.:	0.93303847
Const Adj.:	1.00979996
Adj \$ / SQ:	89.507
Other Features:	50533
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	536387
Depreciation:	139461
Depreciated Total:	396926

**CALC SUMMARY**

Rate:	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val	683264.4268			
Juris. Factor:				Val/Su Fin: 108.24
Special Features:	0			Val/Su Net: 87.81
Final Total:	396900			Val/Su SzAd: 121.08

**COMMENTS**

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:	10	BRs:	4	Baths:	1	HB	1				

**RESIDENTIAL GRID**

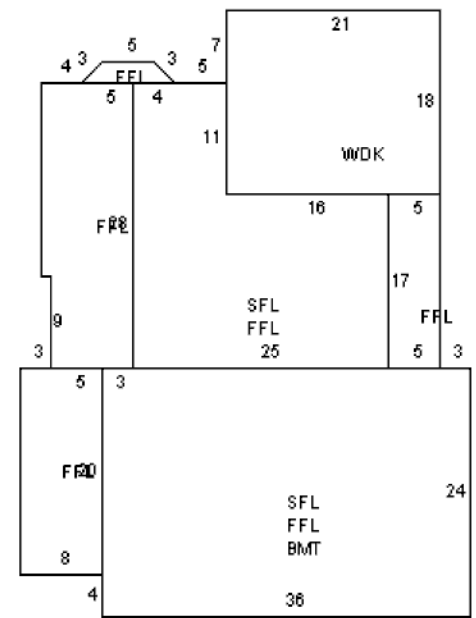
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1 RMS 10 BRS 4 FL 2

**REMODELING**

No Unit	RMS	BRS	FL
1	10	4	2
Totals			
1	10	4	

**RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1 RMS 10 BRS 4 FL 2

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,890	89.510	169,169	
SFL	2ND FLOOR	1,388	89.510	124,236	
BMT	BASEMENT	864	37.480	32,384	
WDK	WOOD DECK	378	18.020	6,812	
Net Sketched Area:		4,520	Total:	332,601	
Size Ad	3278	Gross Area	4520	FinArea	3667

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	45	A	

**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
3	GARAGE	D	Y	1	576	A	AV	1925	36.00	T	60	101			8,300			8,300
2	SHED/FR	D	Y	1	140	A	AV	1925	15.00	T	70	101			600			600

**PARCEL ID**

173 35 0

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	8,900	Total Special Features:		Total:	8,900
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