



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAUNTON-RIGBY TR ALISON
Owner 2:	
Owner 3:	ALLISON TAUNTON-RIGBY 2003 TR
Street 1:	8 FARRAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5012 Type:

PREVIOUS OWNER

Owner 1:	TAUNTON RIGBY ALISON -
Owner 2:	-
Street 1:	8 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) CAPE Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 Infl	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	338,000		1.000	483,500	821,500
Total Card		338,000	1.000	483,500	821,500
Total Parcel		338,000	1.000	483,500	821,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 324.26		/Parcel: 324.26	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/24/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,200	0	1.	483,500	784,700	784,700	Year End Roll	9/26/2019
2019	101	FV	286,400	0	1.	468,300	754,700	754,700	Create Final value 2019	6/4/2019
2018	101	FV	286,400	0	1.	468,300	754,700	754,700	Year End Roll	9/28/2017
2017	101	FV	280,900	0	1.	442,000	722,900	722,900	Year End Roll	9/29/2016
2016	101	FV	276,800	0	1.	428,900	705,700	705,700	Year End Roll	1/14/2016
2015	101	FV	265,900	0	1.	397,100	663,000	663,000	Year End	10/2/2014
2014	101	FV	263,100	0	1.	355,700	618,800	618,800	Year End Roll	1/23/2014
2013	101	FV	257,700	0	1.	345,300	603,000	603,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TAUNTON RIGBY A	54314-456		2/22/2010	FAMILY		100	No	No		
TAUNTON-RIGBY R	16885-367		4/2/1986	FAMILY		0	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/2/2011	4810	ROOF		C				strip & re-roof dw
6/1/2010	4473	ROOF		C				Strip & re-roof dw
7/21/2008	4003	RENO-GAR	14,000	C	5/26/2009			reno existing gara

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS/EXT INS	622	K Cuoco
5/26/2009	PERMIT VISIT	25	D ERSKINE
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
4/15/1996	MEAS+INSPCTD	606	
9/1/1987	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	Spl Credit	Total: 483,500
----------------------	-----------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:	1	- DRYWALL	50%
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:	5	- STEAM	
# 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	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Features:		Total:	
-------	---	-------------------	--	-------------------------	--	--------	--

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
FrpI:	1	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	26.%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			26.%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.98682654
Const Adj.:	0.99970198
Adj \$ / SQ:	93.721
Other Features:	48500
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	456691
Depreciation:	118740
Depreciated Total:	337951

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	RMs:	10	BRs:	4	Baths:	2	HB	1				

REMODELING

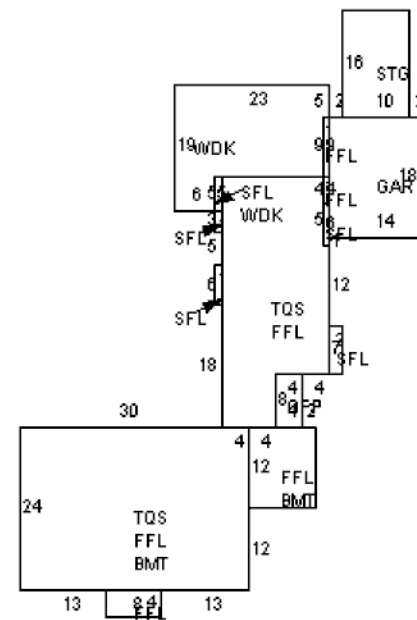
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 721500.3861
Juris. Factor:		Val/Su Fin:	133.39	
Special Features:	0	Val/Su Net:	79.31	
Final Total:	338000	Val/Su SzAd:	133.41	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,499	93.720	140,487	
TQS	3/4 STORY	1,001	93.720	93,767	
BMT	BASEMENT	936	23.430	21,931	
WDK	WOOD DECK	348	18.340	6,384	
GAR	GARAGE	252	36.000	9,072	
STG	STORAGE	160	15.000	2,400	
SFL	2ND FLOOR	34	93.720	3,186	
OPF	OPEN PORCH	32	15.000	480	
Net Sketched Area:		4,262	Total:	277,707	
Size Ad	2533.5	Gross Area	4595	FinArea	2534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE**AssessPro** Patriot Properties, Inc