176	3	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 880,100
Map	Lot	Sublot	Building	Unit	CARD	!419!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MONTERO PETER C				
Owner 2:	MONTERO RUTH W				
Owner 3:					
Street 1:	28 FARRAR RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-5006			Type:	

PREVIOUS OWNER

Owner 1:	DEAN ANNE L -				
Owner 2:	-				
Street 1:	28 FARRAR RD				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773-5006				

NARRATIVE DESCRIPTION

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1954, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	390,100	2,000	1.050	488,000	880,100
Total Card	390,100	2,000	1.050	488,000	880,100
Total Parcel	390,100	2,000	1.050	488,000	880,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.23 | /Parcel: 312.23

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	06/10/13

PREVIOUS ASSESSMENT

Parcel ID: 176 3 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,000	2000	1.05	488,000	877,000	877,000	Year End Roll	9/26/2019
2019	101	FV	361,100	2000	1.05	472,700	835,800	835,800	Create Final value 2019	6/4/2019
2018	101	FV	361,100	2000	1.05	472,700	835,800	835,800	Year End Roll	9/28/2017
2017	101	FV	352,300	2000	1.05	446,200	800,500	800,500	Year End Roll	9/29/2016
2016	101	FV	341,300	2000	1.05	433,000	776,300	776,300	Year End Roll	1/14/2016
2015	101	FV	338,400	2000	1.05	400,900	741,300	741,300	Year End	10/2/2014
2014	101	FV	318,100	2000	1.05	359,100	679,200	679,200	Year End Roll	1/23/2014
2013	101	FV	315,100	2000	1.05	348,600	665,700	665,700	Year End Roll	10/25/2012

PRINT

Date	Time
10/22/20	15:05:58

LAST REV

Date	Time
06/10/15	14:29:01
apro	
419	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DEAN ANNE L,	39607-470		6/18/2003		795000	No	No			
YOUNG ROBIN C/L	23660-217		9/16/1993		330000	No	No			

USER DEFINED

Prior Id # 1:	116 4 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	5767	RENOVATI	32,000	C	5/27/2015			Remodel mudroom, f
10/26/2012	5207	RENOVATI	38,000	C	6/10/2013			remodel the mst ba
5/11/2011	4721	ROOF	8,770	C				strip & re-roof ma
3/1/1994	430	ADDITION	80,000	C	7/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
6/10/2013	MEAS+INSPCTD	25	D ERSKINE
10/6/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
1/15/2002	M&L COMPLETE	613	
4/15/1996	MEAS+INSPCTD	606	
7/18/1995	INSPECTED	600	
7/5/1994	FIELDREV CHG	600	
12/14/1988	INSPECTED	601	

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

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45738		SQUARE FE	PRIME SITE		0	7.	1.524	R3									488,050						488,000	

Total AC/HA:	1.05000	Total SF/SM:	45738.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	488,050	Spl Credit		Total:	488,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
Sec Wall:	2 - CLAPBOAR	50	%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1954	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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	23.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	23	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.99135160
Const Adj.:	1.01489997
Adj $ / SQ:	95.582
Other Features:	69750
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	504097
Depreciation:	115942
Depreciated Total:	388155

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:	8	BRs:	3	Baths:	3	HB	

REMODELING

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

RES BREAKDOWN

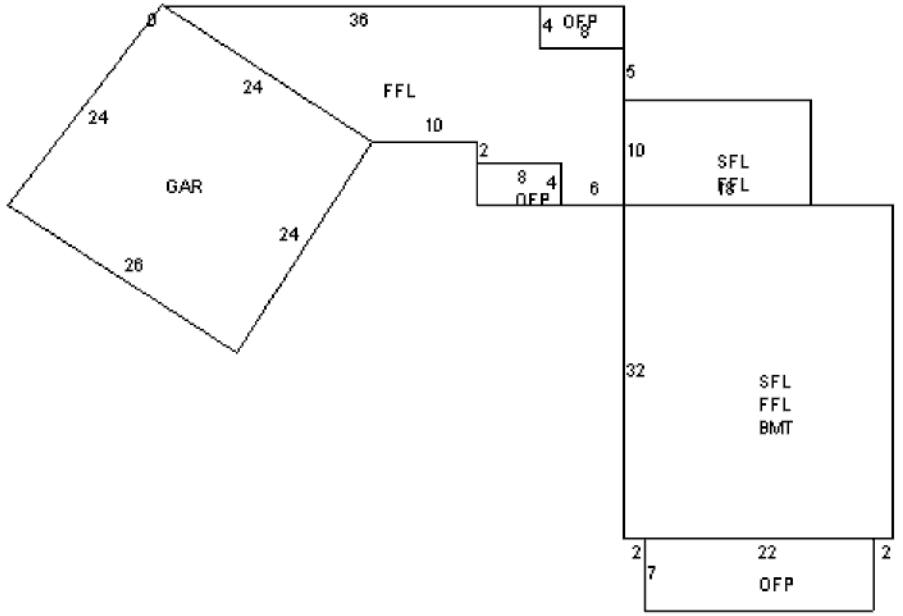
No Unit	RMS	BRS	FL
1	8	3	2
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 817920.1960
Juris. Factor:		Val/Su Fin:	138.38
Special Features:	1900	Val/Su Net:	94.32
Final Total:	390100	Val/Su SzAd	156.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,474	95.580	140,887
SFL	2ND FLOOR	1,012	95.580	96,729
BMT	BASEMENT	832	33.450	27,833
GAR	GARAGE	600	36.000	21,600
OFP	OPEN PORCH	218	15.000	3,270

Net Sketched Area:	4,136			Total:	290,319
Size Ad	2486	Gross Area	4136	FinArea	2819

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

176 3 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
2	SHED/FR	D	Y	1	300	A	AV	1954	15.00	T	70	101			1,400			1,400
2	SHED/FR	D	Y	1	48	A	AV	1954	15.00	T	70	101			200			200
96	WHIRL PL	D	S	1	1	A	AV	1990	2,500.00	B	23	101			1,900			1,900
19	PATIO	D	Y	1	10X12	A	AV	1993	7.00	T	50	101			400			400

More:	N	Total Yard Items:	2,000	Total Special Featues:	1,900	Total:	3,900