

No	Alt No	Direction/Street/City
19		BAKER FARM, LINCOLN

OWNERSHIP

Owner 1: FERRIS TIMOTHY G
 Street 1: 19 BAKER FARM
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-3005 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2007	MEAS/EXT INS	616	D MANZELLO
1/12/1996	MEAS+INSPCTD	606	J SMITH

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				i		

Exmpt:

CONDO INFORMATION

Location: Phys Cond: Good 26.00%
 Unit #: Functional: %
 Floor: Economic: %
 % Own: Special: %
 Name: Override: %

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	237,600	12,800	2.320	987,900	1,238,300
Total Card	237,600	12,800	2.320	987,900	1,238,300
Total Parcel	237,600	12,800	2.320	987,900	1,238,300

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 515.96 /Parcel: 515.96

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	101	262,500	19,500	2.32	696,300	978,300	978,300
2008	101	252,900	17,000	2.32	722,700	992,600	992,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
LIVERMORE ISABE	52031-394		12/30/2008		1330000	No	No		
ISABEL K. FARLE	15100-509		7/7/1983	FAMILY		0	No	No	

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	Ass'd Value
2	SHED/FR	Y		1	320	F	FR	1910	13.50	T	75	101		MG	1,100			1,100
3	GARAGE	Y		1	24X24	A	AV	1980	36.00	T	43.5	101		MG	11,700			11,700

More: N Total Yard Items: 12,800 Total Special Features: Total: 12,800

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE			9.36		1.300	MG		SUPR SI	30					973,440						973,400	
101	ONE FAM		0.483		ACRES	EXCESS ACRE			30,000.		1.000	MG								14,490						14,500	

Total AC/HA: 2.31955 Total SF/SM: 101039.60 Parcel LUC: 101 ONE FAM Prime NB Desc RES VGD Total: 987,930 Spl Credit Total: 987,900 More: N

EXTERIOR INFORMATION

Type: CONVENT'NL
 Sty Ht: 1T - 1T
 (Liv) Units: 1 Total: 1
 Foundation: BRK OR STN
 Frame: WOOD
 Prime Wall: WOOD SHING
 Sec Wall: %
 Roof Struct: GABLE
 Roof Cover: ASPHALT
 Color:
 View /Desir:

GENERAL INFORMATION

Grade: AVG. (+)
 Year Blt: 1885 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

Town Of Lincoln

ParcelID
 42 12 0
 Pat Acct
 1277

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: PLASTER
 Sec Int Wall: %
 Partition: TYPICAL
 Prim Floors: SOFTWOOD
 Sec Floors: %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric: TYPICAL
 Insulation: TYPICAL
 Int vs Ext: S
 Heat Fuel: OIL
 Heat Type: 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: AVERAGE
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: Rating:

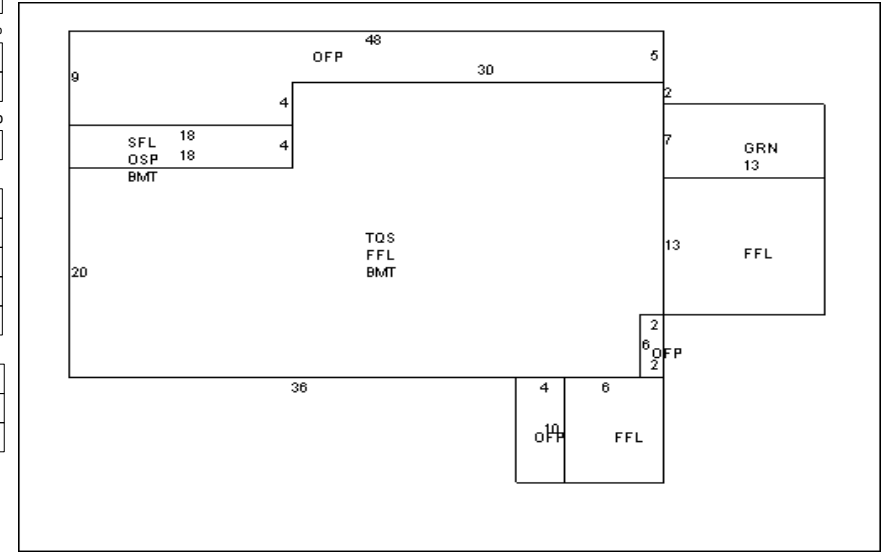
OTHER FEATURES

Kits: 1 Rating: AVERAGE
 A Kits: Rating:
 Frpl: 4 Rating: AVERAGE
 WSFlue: 1 Rating: AVERAGE

REMODELING

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

TAX DISTRICT



BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED: 1,238,300

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/8/2009	4198	ADDITION	431,100	O				1 story addition b
4/27/2009	4162	RENOVATI	42,000	O				foundation only; d

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,437	80.780	116,087	
BMT	BASEMENT	1,260	20.200	25,447	
TQS	3/4 STORY	891	80.780	71,979	
OFF	OPEN PORCH	364	15.000	5,460	
GRN	GRN	91	57.960	5,275	
OSP	SCRN PORCH	72	22.500	1,620	
Net Sketched Area:		4,187	Total:		
Size Ad	2400.0000	Gross Area	4484	FinArea	2400

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	8	4	

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	1.00000000
Const Adj.:	1.00979996
Adj \$ / SQ:	80.784
Grade Factor:	1.12
Other Features:	55000
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	321085
Depreciation:	83482
Depreciated Total:	237603
Juris. Factor:	
Special Features:	0
Final Total:	237600

COMMENTS **Legal Description**