

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

**OWNERSHIP**

Owner 1: SPRAYEGEN LUCY  
 Street 1: PO BOX 14  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773-0014 Type:

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/25/2002	MEAS/EXT INS	613	M COLE
1/11/1996	MEAS+INSPCTD	606	J SMITH

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
Exmpt:						

**CONDO INFORMATION**

Location: Phys Cond: Good 14.40%  
 Unit #: Functional: %  
 Floor: 1ST FLOOR Economic: %  
 % Own: Special: %  
 Name: Override: %  
 Total: 14.4%

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	271,000		2.417	766,200	1,037,200
Total Card	271,000		2.417	766,200	1,037,200
Total Parcel	354,300		2.417	766,200	1,120,500

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 379.23 /Parcel: 313.43

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	101	496,300		2.417	596,200	1,092,500	1,092,500
2008	101	487,200		2.417	619,100	1,106,300	1,106,300

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
JONATHAN WARBUR	14309-18		6/4/1981		100000	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
More: N	Total Yard Items:																	Total:

**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	1.000	MG									748,800						748,800	incl lots 42.4.01.
101	ONE FAM		0.58048		ACRES	EXCESS ACRE			30,000.	1.000	MG									17,414						17,400	

Total AC/HA: 2.41703 Total SF/SM: 105285.83 Parcel LUC: 101 ONE FAM Prime NB Desc RES VGD Total: 766,214 Spl Credit Total: 766,200 More: Y

**EXTERIOR INFORMATION**

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

**GENERAL INFORMATION**

Grade: AVG. (+)  
 Year Blt: 1983 Eff Yr Blt:  
 Alt LUC: Alt %:  
 Jurisdic: Fact:  
 Const Mod:  
 Lump Sum Adj:

**Town Of Lincoln**

ParcelID: 42 4 0  
 Pat Acct: 1281

**INTERIOR INFORMATION**

Avg Ht/FL: STD  
 Prim Int Wal: DRYWALL  
 Sec Int Wall: %  
 Partition: ABV AVG  
 Prim Floors: HARDWOOD  
 Sec Floors: CARPET 30%  
 Bsmnt Flr:  
 Bsmnt Gar:  
 Electric: TYPICAL  
 Insulation: TYPICAL  
 Int vs Ext: S  
 Heat Fuel: OIL  
 Heat Type: FORCED H/A  
 # Heat Sys: 1  
 % Heated: 100 % AC: 0  
 Solar HW: NO Central Vac: NO  
 % Com Wal: 0 % Sprinkled: 0

**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: 2 Rating: AVERAGE

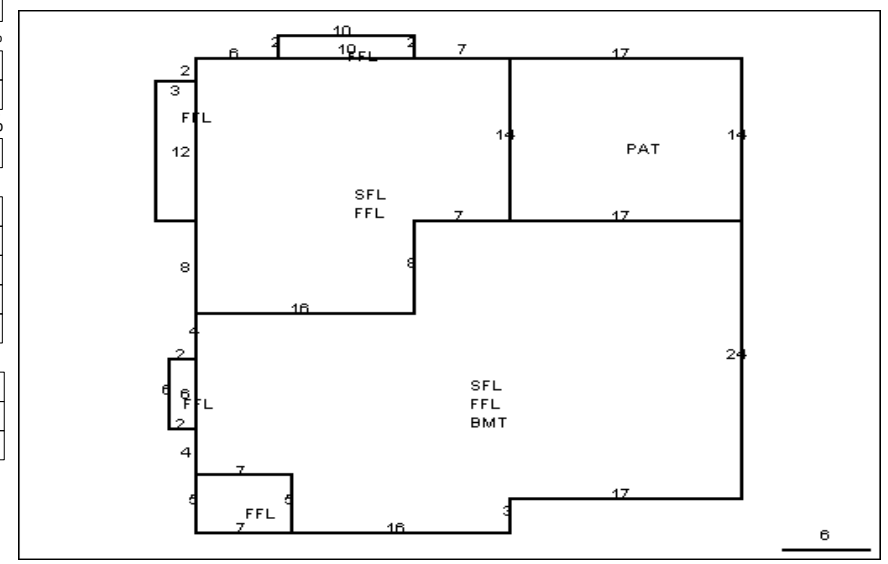
**OTHER FEATURES**

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

**REMODELING**

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

**TAX DISTRICT** [ ]



**BUILDING PERMITS CARD 1 of 2** TOTAL ASSESSED: 1,120,500

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/20/2007	3716	MANUAL	8,130	C				install solar hot
6/4/2001	2252	RENOVATI	30,000	C	5/25/2002			kitchen

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,419	77.850	110,469
SFL	2ND FLOOR	1,316	77.850	102,450
BMT	BASEMENT	866	19.460	16,854
PAT	PATIO	238	7.000	1,666

Net Sketched Area: 3,839 Total:  
 Size Ad 2735.0000 Gross Area 3839 FinArea 2735

**CALC SUMMARY**

Basic \$ / SQ: 80.00  
 Size Adj.: 0.96937841  
 Const Adj.: 1.00386000  
 Adj \$ / SQ: 77.850  
 Grade Factor: 1.12  
 Other Features: 51250  
 Neighborhood Inf: 1.00000000  
 LUC Factor: 1.00  
 Adj Total: 316612  
 Depreciation: 45592  
 Depreciated Total: 271020  
 Juris. Factor  
 Special Features: 0  
 Final Total: 271000

**RES BREAKDOWN**

No	Unit	RMS	BRS	FL
	1	8	4	

**SUB AREA DETAIL**

Sub Area	% Usbl	Descip	% Type	Qu	# Ten
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**COMMENTS** 42-4.01.1 ADDED (.17 AC.) 3/22/91

**Legal Description**