

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROSSONI PETER
Owner 2:	ROSSONI GEMMA
Owner 3:	
Street 1:	25 BAKER FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROSSONI - PETER
Owner 2:	-
Street 1:	25 BAKER FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a TUDOR Building built about 1905, having primarily BRICK Exterior and 2834 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water		A		SEPTIC
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo				
s		Street	1			PAVED
t		Gas:	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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									23,205						23,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.500	472,700	23,900	1,065,600	1,562,200
Total Card 2.500 472,700 23,900 1,065,600 1,562,200					
Total Parcel 2.500 472,700 23,900 1,065,600 1,562,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		551.32	/Parcel: 551.32

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	443,800	22300	2.5	1,035,200	1,501,300		Year End Roll	12/2/2024
2024	101	FV	433,000	22300	2.5	1,011,900	1,467,200		Year end	11/9/2023
2023	101	FV	400,600	22300	2.5	859,900	1,282,800	1,282,800	Year end	11/3/2022
2022	101	FV	349,000	24600	2.5	787,900	1,161,500	1,161,500	Year End Roll	10/19/2021
2021	101	FV	313,200	24600	2.5	819,900	1,157,700	1,157,700	Year End Roll	10/15/2020
2020	101	FV	309,500	24600	2.5	819,900	1,154,000	1,154,000	Year End Roll	9/26/2019
2019	101	FV	277,000	24600	2.5	816,700	1,118,300	1,118,300	Create Final va	6/4/2019
2018	101	FV	277,000	24600	2.5	816,700	1,118,300	1,118,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSONI ,PETER	78189-139		7/7/2021	CONVENIENC	10	No	No		
ROSSONI ,PETER	78189-132		7/7/2021	CONVENIENC	57,829	No	No		
ROSSONI TR,PAOL	78189-128		7/7/2021	CONVENIENC	828,893	No	No		
ROSSONI PAOLA M	27408-246		6/23/1997	FAMILY	1	No	No		
PAOLA ROSSONI	21648-461		12/31/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2019	R-19-0003	BATH	12,600	C	5/2/2019			Bathroom remodel
11/16/1999	1847	ROOF	5,000	C	5/23/2000			5/23/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2022	INSPECTED	5	TB
8/6/2020	QUESTIONNAIR	624	W Coelho
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	616	D MANZELLO
5/23/2000	MEAS/EXT INS	611	
10/26/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	42 11 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:	
CivilDistrict:	
Ratio:	

