

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | FERRIS TIMOTHY G |
| Owner 2: | FERRIS CYNTHIA G |
| Owner 3: | |
| Street 1: | 19 BAKER FARM |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3005 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | LIVERMORE ISABEL K - |
| Owner 2: | LIVERMORE ROBERT JR - |
| Street 1: | 19 BAKER FARM |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3005 |

NARRATIVE DESCRIPTION

This parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1885, having primarily WOOD SHING Exterior and 4056 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R-1 | Single Fam | 100 | 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 | | 0.483 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R5 | | | | | | | | | 16,905 | | | | | | 16,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|-----------|
| 101 | 2.320 | 759,200 | 1,200 | 1,059,300 | 1,819,700 | |
| Total Card | | 2.320 | 759,200 | 1,200 | 1,059,300 | 1,819,700 |
| Total Parcel | | 2.320 | 759,200 | 1,200 | 1,059,300 | 1,819,700 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 448.64 | /Parcel: 448.64 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 663,300 | 1100 | 2.32 | 1,028,900 | 1,693,300 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 587,200 | 1100 | 2.32 | 1,006,500 | 1,594,800 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 583,400 | 1100 | 2.32 | 854,500 | 1,439,000 | 1,439,000 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 516,700 | 1100 | 2.32 | 782,500 | 1,300,300 | 1,300,300 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 453,600 | 1100 | 2.32 | 814,500 | 1,269,200 | 1,269,200 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 423,500 | 1100 | 2.32 | 814,500 | 1,239,100 | 1,239,100 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 421,800 | 1100 | 2.32 | 811,300 | 1,234,200 | 1,234,200 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 421,800 | 1100 | 2.32 | 811,300 | 1,234,200 | 1,234,200 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| LIVERMORE ISABE | 52031-394 | | 12/30/2008 | | 1,330,000 | No | No | | |
| ISABEL K. FARLE | 15100-509 | | 7/7/1983 | FAMILY | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|-----------|----------|---------|-----|------------|----------|------------|--------------------|
| 8/3/2021 | R-21-0187 | SHED | 10,500 | O | | | | Repair/alter exist |
| 6/4/2020 | R-20-0085 | RENO-ADD | 292,605 | C | 7/13/2022 | | | Remove a garage & |
| 10/25/2018 | 7236 | SOLAR PA | 22,160 | C | | | | Install solar pane |
| 8/1/2013 | 5498 | TEMPORAR | | C | | | | tent 8/2 to 8/5 |
| 7/9/2012 | 5089 | TEMPORAR | | C | | | | tent from 7/13 to |
| 9/6/2011 | 4846 | TEMPORAR | | C | | | | tent 9/16 to 9/25 |
| 7/7/2010 | 4508 | TEMPORAR | | C | | | | tent 7/9 to 7/12 |
| 6/8/2009 | 4198 | ADDITION | 431,100 | C | 7/15/2010 | | | 1 story addition b |
| 4/27/2009 | 4162 | RENOVATI | 42,000 | C | 7/15/2010 | | | foundation only; d |
| 9/6/2002 | 2573 | ROOF | | C | 7/1/2003 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 1/6/2022 | INSPECTED | 5 | TB |
| 4/19/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 7/15/2010 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/26/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 1/12/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 42 12 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: | |

