

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

| | |
|-----------|-----------------------|
| Owner 1: | SPRAYREGEN LUCY |
| Owner 2: | BRAUCHER TR WILLIAM M |
| Owner 3: | SHADY GLADE TRUST |
| Street 1: | PO BOX 6014 |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773- Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains 2.16 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1983, having primarily WOOD SHING Exterior and 2735 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdms.

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 | incl lots 42.4.01. |
| 101 | ONE FAM | | 0.323 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R5 | | | | | | | | | 11,305 | | | | | | 11,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|---------------------------------------|------------|-----------------|-------------|
| 101 | 2.160 | 422,400 | | 1,053,700 | 1,476,100 |
| Total Card | | 2.160 | 422,400 | 1,053,700 | 1,476,100 |
| Total Parcel | | 2.160 | 529,800 | 1,053,700 | 1,583,500 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 539.71 | | /Parcel: 458.32 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 500,300 | 0 | 2.16 | 1,023,300 | 1,523,600 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 493,200 | 0 | 2.16 | 1,001,700 | 1,494,900 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 490,400 | 0 | 2.16 | 849,700 | 1,340,100 | 1,340,100 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 441,800 | 0 | 2.16 | 777,700 | 1,219,500 | 1,219,500 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 421,900 | 0 | 2.16 | 809,700 | 1,231,600 | 1,231,600 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 419,000 | 0 | 2.16 | 809,700 | 1,228,700 | 1,228,700 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 397,300 | 0 | 2.16 | 806,500 | 1,203,800 | 1,203,800 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 397,300 | 0 | 2.16 | 806,500 | 1,203,800 | 1,203,800 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| JONATHAN WARBUR | 14309-18 | | 6/4/1981 | | 100,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|-----------|----------|--------|-----|------------|----------|------------|--------------------|
| 8/26/2019 | C-19-0014 | SOLAR PA | 18,230 | C | | | | Installation of ro |
| 7/1/2019 | R-19-0084 | ROOF | 4,969 | C | | | | Strip & re-roof en |
| 4/9/2010 | 4414 | MANUAL | 41,901 | C | 7/15/2010 | | | install solar pane |
| 6/20/2007 | 3716 | MANUAL | 8,130 | C | | | | install solar hot |
| 6/4/2001 | 2252 | RENOVATI | 30,000 | C | 5/25/2002 | | | kitchen |
| 9/30/1993 | 355 | BAYWINDO | 3,500 | C | 12/9/1993 | | | |
| 7/26/1993 | 296 | GAR-STUD | 60,000 | C | 12/9/1993 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 1/6/2022 | INSPECTED | 5 | TB |
| 4/19/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 7/15/2010 | PERMIT VISIT | 25 | D ERSKINE |
| 4/6/2010 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/25/2002 | MEAS/EXT INS | 613 | |
| 1/11/1996 | MEAS+INSPCTD | 606 | |
| 12/9/1993 | PERMIT VISIT | 600 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 42 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: | |
| CivilDistrict: | |
| Ratio: | |

