

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EARLY MARGARET H
Owner 2:	
Owner 3:	
Street 1:	31 BAKER FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	EARLY - MARGARET H
Owner 2:	SYKES - DAVID M
Street 1:	31 BAKER FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.36 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1974, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		59242		SQUARE FE	PRIME SITE		0	10.	1.245	R5									737,726						737,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	258,800	700	1.360	737,700	997,200
Total Card	258,800	700	1.360	737,700	997,200
Total Parcel	258,800	700	1.360	737,700	997,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		439.88	/Parcel: 439.88

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
08/01/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,600	700	1.36	737,700	974,000	974,000	Year End Roll	9/26/2019
2019	101	FV	219,300	700	1.36	734,800	954,800	954,800	Create Final value 2019	6/4/2019
2018	101	FV	219,300	700	1.36	734,800	954,800	954,800	Year End Roll	9/28/2017
2017	101	FV	219,300	700	1.36	734,800	954,800	954,800	Year End Roll	9/29/2016
2016	101	FV	211,100	700	1.36	686,800	898,600	898,600	Year End Roll	1/14/2016
2015	101	FV	201,800	700	1.36	635,900	838,400	838,400	Year End	10/2/2014
2014	101	FV	201,400	700	1.36	627,100	829,200	829,200	Year End Roll	1/23/2014
2013	101	FV	196,800	700	1.36	608,600	806,100	806,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EARLY,MARGARET	74068-521		1/31/2020	DIVORCE/ESTA		1	No	No		
HEWITT ELIZABET	56082-492		12/16/2010		785000	No	No			
ELIZABETH P. BI	12647-734		5/1/1974		37000	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/22/20	16:40:43

LAST REV

Date	Time
02/14/20	15:44:19

USER DEFINED

Prior Id # 1:	42 10 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:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/7/2015	6299	FENCE	4,060	C				Install 4' chain l
10/26/2015	6262	RENO-ADD	30,000	C	6/7/2016			Construct deck, in

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2016	PERMIT VISIT	618	G BOURGAULT
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
5/25/2007	MEAS/EXT INS	616	D MANZELLO
1/27/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

