



**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	Descip	%	Item	Code	Descip
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 Infl	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	9.6	1.245	R5									708,217						708,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	282,000	700	1.360	708,200	990,900		
Total Card	282,000	700	1.360	708,200	990,900	Entered Lot Size	
Total Parcel	282,000	700	1.360	708,200	990,900	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 437.10		/Parcel: 437.10		Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	258,800	700	1.36	737,700	997,200	997,200	Year End Roll	10/15/2020
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

**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		785,000	No	No			
ELIZABETH P. BI	12647-734		5/1/1974		37,000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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

**EXTERIOR INFORMATION**

Type:	20	- DECK HSE
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C	- AVERAGE
Year Blt:	1974	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	3	- FORCED H/W
# 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:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV	- Average	25%
Functional:			%
Economic:			%
Special:			%
Override:			%
<b>Total:</b>			<b>25%</b>

**CALC SUMMARY**

Basic \$ / SQ:	105.00
Size Adj.:	1.16436458
Const Adj.:	1.01999998
Adj \$ / SQ:	124.703
Other Features:	42500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	376047
Depreciation:	94012
Depreciated Total:	282035

**COMMENTS**

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	7	BR:	4	Baths:	2	HB				

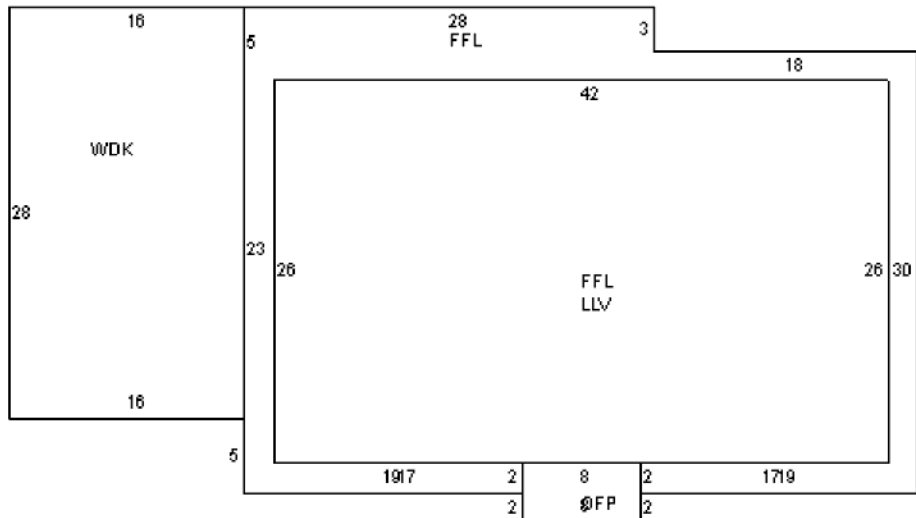
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	4	1
<b>Totals</b>			
1	7	4	

**SKETCH**



**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,448	124.700	180,571	
LLV	LOWR LEVEL	1,092	132.500	144,687	
WDK	WOOD DECK	448	17.430	7,809	
OPF	OPEN PORCH	32	15.000	480	
Net Sketched Area:		3,020	Total:	333,547	
Size Ad	1448	Gross Area	3020	FinArea	2267

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	A	0

**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	Juris. Value
2	SHED/FR	D	Y	1	14X14	A	FR	1974	15.00	T	75	101			700			700

**PARCEL ID**

137 12 0

**IMAGE**



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	700	Total Special Features:		Total:	700
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