137	14	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,300,300
Map	Lot	Sublot	Building	Unit	CARD	!1277!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

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(n) CONVENT`NL Building Built about 1885, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	516,700	1,100	2.320	782,500	1,300,300
Total Card	516,700	1,100	2.320	782,500	1,300,300
Total Parcel	516,700	1,100	2.320	782,500	1,300,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.17 | /Parcel: 427.17

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 04/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 137 14 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	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
2017	101	FV	403,300	1100	2.32	811,300	1,215,700	1,215,700	Year End Roll	9/29/2016
2016	101	FV	390,200	1100	2.32	759,300	1,150,600	1,150,600	Year End Roll	1/14/2016
2015	101	FV	375,700	1100	2.32	704,100	1,080,900	1,080,900	Year End	10/2/2014
2014	101	FV	372,000	1100	2.32	694,500	1,067,600	1,067,600	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	19:08:05

LAST REV

Date	Time
07/01/20	11:48:18
blakeley	
1277	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	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
6/4/2020	R-20-0085	RENO-ADD	292,605	O				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
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:	

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		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.483		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									14,490						14,500	

Total AC/HA:	2.31955	Total SF/SM:	101039.60	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	782,490	Spl Credit		Total:	782,500

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	Yes	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:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17	%

CALC SUMMARY

Basic $ / SQ:	107.00
Size Adj.:	0.94710910
Const Adj.:	1.00979996
Adj $ / SQ:	102.334
Other Features:	52000
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	622475
Depreciation:	105821
Depreciated Total:	516654

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	RMs:	8	BRs:	4	Baths:	2	HB	1				

REMODELING

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

RES BREAKDOWN

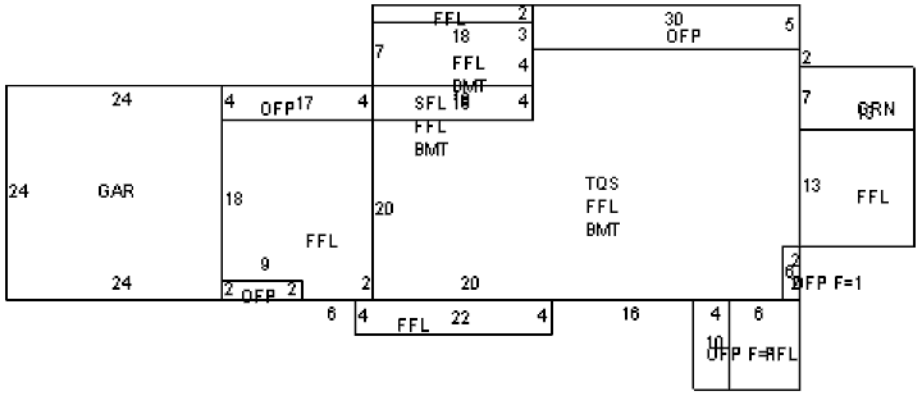
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 996404.9505
Juris. Factor:		Before Depr:	148.38
Special Features:	0	Val/Su Net:	95.95
Final Total:	516700	Val/Su SzAd	169.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,081	102.330	212,957
BMT	BASEMENT	1,386	25.580	35,459
TQS	3/4 STORY	891	102.330	91,179
GAR	GARAGE	576	36.000	20,736
OFP	OPEN PORCH	288	15.000	4,320
GRN	GRN	91	57.960	5,275
SFL	2ND FLOOR	72	102.330	7,368
	Net Sketched Area:	5,385	Total:	377,293
Size Ad	3044	Gross Area	5682	FinArea 3044

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

137 14 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	320	F	FR	1910	13.50	T	75	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100