



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(n) COLONIAL Building Built about 1983, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 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 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	9.6	1.000	R5									768,000						768,000	incl lots 42.4.01.
101	ONE FAM		0.323		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									9,690						9,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	343,700		2.160	777,700	1,121,400
Total Card	343,700		2.160	777,700	1,121,400
Total Parcel	441,800		2.160	777,700	1,219,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		410.02	/Parcel: 352.97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	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
2017	101	FV	384,900	0	2.16	806,500	1,191,400	1,191,400	Year End Roll	9/29/2016
2016	101	FV	376,700	0	2.16	754,500	1,131,200	1,131,200	Year End Roll	1/14/2016
2015	101	FV	371,300	0	2.16	699,300	1,070,600	1,070,600	Year End	10/2/2014
2014	101	FV	351,300	0	2.16	689,700	1,041,000	1,041,000	Year End Roll	1/23/2014

SALES INFORMATION

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

BUILDING PERMITS

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

