



PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		BAKER BRIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	FERRIS JONATHAN M
Owner 2:	FERRIS KRISTEN B
Owner 3:	
Street 1:	67 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	RYAN JR - JAMES E
Owner 2:	RYAN - KAROLINE H
Street 1:	67 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1865, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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 Infru	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		0.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									120						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,060,700	42,200	1.857	768,100	1,871,000
Total Card		1,060,700	42,200	1.857	768,100
Total Parcel		1,060,700	42,200	1.857	768,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 379.22		/Parcel: 379.22	

Legal Description	User Acct
1063	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/06/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	1,156,400	42200	1.857	800,100	1,998,700	1,998,700	Year End Roll	10/15/2020
2020	101	FV	1,229,400	42200	1.857	800,100	2,071,700	2,071,700	Year End Roll	9/26/2019
2019	101	FV	1,229,900	42200	1.857	796,900	2,069,000	2,069,000	Create Final value 2019	6/4/2019
2018	101	FV	1,229,900	42200	1.857	796,900	2,069,000	2,069,000	Year End Roll	9/28/2017
2017	101	FV	1,112,200	42200	1.857	796,900	1,951,300	1,951,300	Year End Roll	9/29/2016
2016	101	FV	1,077,000	42200	1.857	744,900	1,864,100	1,864,100	Year End Roll	1/14/2016
2015	101	FV	1,020,100	42200	1.857	689,700	1,752,000	1,752,000	Year End	10/2/2014
2014	101	FV	612,500	36800	1.857	680,100	1,329,400	1,329,400	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RYAN JR,JAMES E	27864-146		7/1/2019		2,100,000	No	No			
CALDWELL,JOHN T	62426-560		8/9/2013		2,175,000	No	No			
STAM ALLAN C JR	31607-474		7/14/2000		1,020,000	No	No			
RICHARD S. MERI	12186-374		4/12/1972		115,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/18/2011	4900	GARAGE	50,000	C	6/8/2012			frame new garage o
5/12/2011	4723	POOL	26,000	C	6/8/2012			install a 12x41 po
9/16/2008	4043	FENCE		C				replace chain link
8/6/2007	3743	RENOVATI	650,000	C	6/12/2008			demo&rebuildnorthe
8/8/2002	2561	MANUAL		C	6/17/2003			dem porch & garage
9/15/2000	2081	RENOVATI	30,000	C	5/19/2001			
4/29/1997	1170	MANUAL	10,500	C	6/28/1997			KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2012	MEAS/EXT INS	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	MEAS+INSPCTD	100	
6/17/2003	MEAS/EXT INS	615	
5/19/2001	MEAS+INSPCTD	615	
10/9/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

