



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

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	10.5	1.245	R5									774,612						774,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	330,500	700	1.360	774,600	1,105,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 487.78						/Parcel: 487.78	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	282,000	700	1.36	708,200	990,900	990,900	Year End Roll	10/19/2021
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

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
1/6/2022	INSPECTED	5	TB
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 _____/_____/_____

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:	

PRINT

Date	Time
10/18/22	19:10:09

LAST REV

Date	Time
01/06/22	12:04:28
apro	
1275	

EXTERIOR INFORMATION

Table with exterior details: 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

Table with general info: Grade: C - AVERAGE, Year Blt: 1974, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: 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

Table with 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

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 24.%, Functional: %, Economic: %, Special: %, Override: , Total: 24%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 124.00, Size Adj.: 1.16436458, Const Adj.: 1.01999998, Adj \$ / SQ: 147.269, Other Features: 42500, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 434903, Depreciation: 104377, Depreciated Total: 330526

COMMENTS

Blank comment box

RESIDENTIAL GRID

Table with 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: 7, BRs: 4, Baths: 2, HB

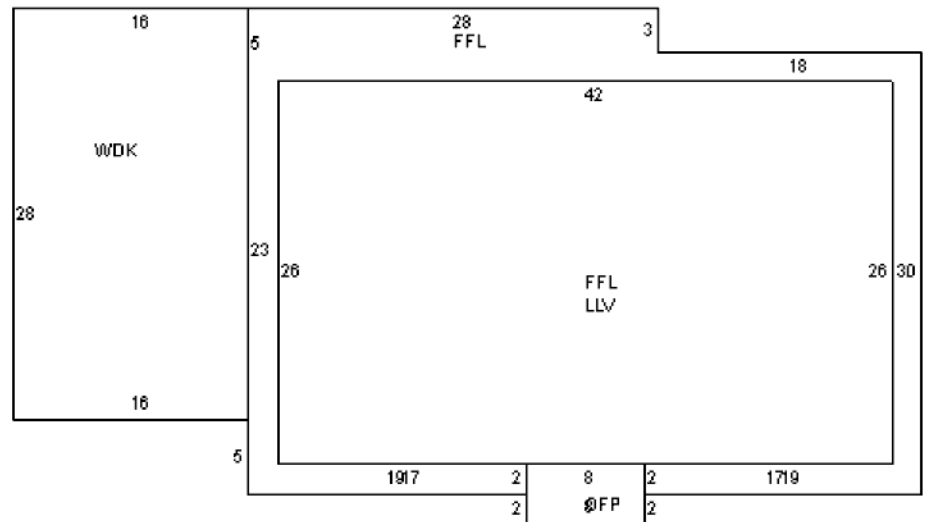
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 7, 4, 1

SKETCH



COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 234500.0000, Juris. Factor, Before Depr: 147.27, Special Features: 0, Val/Su Net: 109.44, Final Total: 330500, Val/Su SzAd: 228.25

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 3,020, Total: 392,403, Size Ad: 1448, Gross Area: 3020, FinArea: 2267

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, FFL 1ST FLOOR, 1,448, 147.270, 213,245, LLV LOWR LEVEL, 1,092, 156.470, 170,869, WDK WOOD DECK, 448, 17.430, 7,809, OFP OPEN PORCH, 32, 15.000, 480

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID 137 12 0

IMAGE

AssessPro Patriot Properties, Inc



Summary row: More: N, Total Yard Items: 700, Total Special Features: , Total: 700