

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROSSONI PETER
Owner 2:	ROSSONI GEMMA
Owner 3:	
Street 1:	25 BAKER FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROSSONI - PETER
Owner 2:	-
Street 1:	25 BAKER FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) TUDOR Building Built about 1905, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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				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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									19,890						19,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	400,600	22,300	2.500	859,900	1,282,800	
Total Card		400,600	22,300	2,500	859,900	1,282,800
Total Parcel		400,600	22,300	2,500	859,900	1,282,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 452.72		/Parcel: 452.72		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	349,000	24600	2.5	787,900	1,161,500	1,161,500	Year End Roll	10/19/2021
2021	101	FV	313,200	24600	2.5	819,900	1,157,700	1,157,700	Year End Roll	10/15/2020
2020	101	FV	309,500	24600	2.5	819,900	1,154,000	1,154,000	Year End Roll	9/26/2019
2019	101	FV	277,000	24600	2.5	816,700	1,118,300	1,118,300	Create Final value 2019	6/4/2019
2018	101	FV	277,000	24600	2.5	816,700	1,118,300	1,118,300	Year End Roll	9/28/2017
2017	101	FV	274,400	24600	2.5	816,700	1,115,700	1,115,700	Year End Roll	9/29/2016
2016	101	FV	267,800	24600	2.5	764,700	1,057,100	1,057,100	Year End Roll	1/14/2016
2015	101	FV	267,800	24600	2.5	709,500	1,001,900	1,001,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROSSONI ,PETER	78189-139		7/7/2021	CONVENIENC	10	No	No			
ROSSONI ,PETER	78189-132		7/7/2021	CONVENIENC	57,829	No	No			
ROSSONI TR,PAOL	78189-128		7/7/2021	CONVENIENC	828,893	No	No			
ROSSONI PAOLA M	27408-246		6/23/1997	FAMILY	1	No	No			
PAOLA ROSSONI	21648-461		12/31/1991	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/22/2019	R-19-0003	BATH	12,600	C	5/2/2019			Bathroom remodel
11/16/1999	1847	ROOF	5,000	C	5/23/2000			5/23/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2022	INSPECTED	5	TB
8/6/2020	QUESTIONNAIR	624	W Coelho
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	616	D MANZELLO
5/23/2000	MEAS/EXT INS	611	
10/26/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

