

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

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	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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.483		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									14,490						14,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	583,400	1,100	2.320	854,500	1,439,000
Total Card	583,400	1,100	2.320	854,500	1,439,000
Total Parcel	583,400	1,100	2.320	854,500	1,439,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		472.73	/Parcel: 472.73

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
01/06/22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	516,700	1100	2.32	782,500	1,300,300	1,300,300	Year End Roll	10/19/2021
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

Parcel ID 137 14 0

SALES INFORMATION

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			

TAX DISTRICT

PAT ACCT.

PRINT	Date	Time
	10/18/22	19:10:29
LAST REV	Date	Time
	01/06/22	12:05:12
apro		
	1277	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/3/2021	R-21-0187	SHED	10,500	O				Repair/alter exist
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
1/6/2022	INSPECTED	5	TB
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

