



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LONGNECKER TR LUCIA D ROSSONI
Owner 2:	LONGNECKER TR THOMAS ROSSONI
Owner 3:	L LONGNECKER TRST/T LONGNEC TR
Street 1:	22 BAKER FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-3005 Type:

PREVIOUS OWNER

Owner 1:	LONGNECKER - LUCIA D ROSSONI
Owner 2:	LONGNECKER - THOMAS ROSSONI
Street 1:	22 BAKER FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3005

NARRATIVE DESCRIPTION

This Parcel contains 1.833 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		
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		79835		SQUARE FE	PRIME SITE		0	10.5	1.001	R5									839,480						839,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	452,800	300	1.833	839,500	1,292,600
Total Card		452,800	300	1.833	839,500
Total Parcel		452,800	300	1.833	839,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		524.59	/Parcel: 524.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	384,400	500	1.833	767,500	1,152,400	1,152,400	Year End Roll	10/19/2021
2021	101	FV	372,400	500	1.833	799,500	1,172,400	1,172,400	Year End Roll	10/15/2020
2020	101	FV	366,200	500	1.833	799,500	1,166,200	1,166,200	Year End Roll	9/26/2019
2019	101	FV	360,200	500	1.833	796,300	1,157,000	1,157,000	Create Final value 2019	6/4/2019
2018	101	FV	360,200	500	1.833	796,300	1,157,000	1,157,000	Year End Roll	9/28/2017
2017	101	FV	354,000	500	1.833	796,300	1,150,800	1,150,800	Year End Roll	9/29/2016
2016	101	FV	350,900	500	1.833	744,300	1,095,700	1,095,700	Year End Roll	1/14/2016
2015	101	FV	341,600	500	1.833	689,200	1,031,300	1,031,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LONGNECKER,LUCI	70914-221		4/25/2018	CONVENIENC		1 No	No			
LONGNECKER LUCI	29108-127		9/8/1998	CONVENIENC		1 Yes	No			
ROSSONI PETER P	28368-576		3/30/1998	CONVENIENC		1 Yes	No			
ROSSONI PAOLA	19920-40		7/3/1989	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/20/2007	3656	MANUAL	20,000	C	6/12/2007			install hot water
8/20/1998	1499	MANUAL		C	5/29/1999			woodstove
5/6/1998	1407	NEW HOME	192,000	C	7/1/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2022	INSPECTED	5	TB
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
6/12/2007	MEAS/EXT INS	100	
5/25/2007	MEAS/EXT INS	616	D MANZELLO
5/29/1999	MEAS+INSPCTD	602	
6/25/1998	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
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

Grade:	B- - GOOD (-)		
Year Blt:	1998 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	3 - EXTENSIVE		
Int vs Ext:			
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100 % AC:	100	
Solar HW:	Yes Central Vac:	NO	
% Com Wal:		% Sprinkled:	

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	6x8	A	AV	2000	15.00	T	60	101			300			300
101	SOLAR PV	D	Y	1	20	A	AV	2008		T	0	101						
				More: N	Total Yard Items:	300	Total Special Features:		Total:	300								

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.99350649
Const Adj.:	0.99959999
Adj \$ / SQ:	125.132
Other Features:	49362
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	514583
Depreciation:	61750
Depreciated Total:	452833

COMMENTS

LOT 42-2-0 COMBINED W/42-3-0 PLAN #217
3/30/98 AMENDED PLAN #784 1945 BK6905
PG586. 4/25/18 50% OWNERSHIP LUCIA R
LONGNECKER TRUST AND 50% OWNERSHIP
THOMAS LONGNECKER TRUST. .

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	RM	S:	9	BR:	4	Bath:	2	HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 9 4

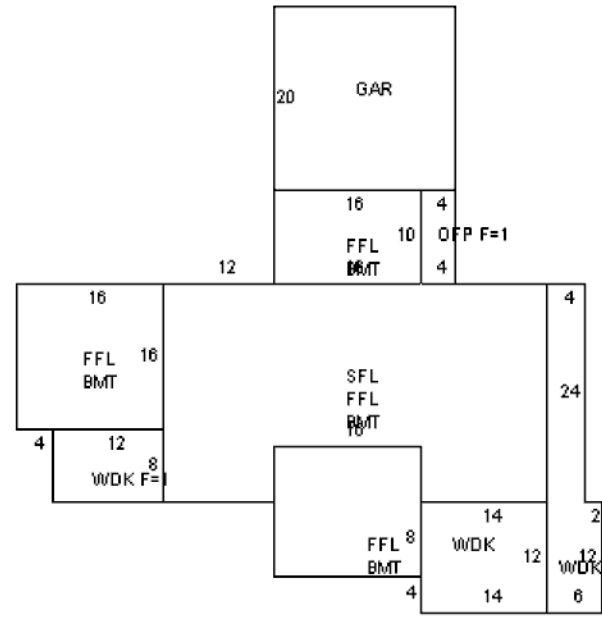
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 701800.0000
Juris. Factor:		Before Depr:	150.16	
Special Features:	0	Val/Su Net:	92.64	
Final Total:	452800	Val/Su SzAd:	183.77	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,552	31.280	48,551
FFL	1ST FLOOR	1,552	125.130	194,204
SFL	2ND FLOOR	912	125.130	114,120
WDK	WOOD DECK	432	17.550	7,581
GAR	GARAGE	400	36.000	14,400
OFF	OPEN PORCH	40	15.000	600
Net Sketched Area:		4,888	Total:	379,456
Size Ad	2464	Gross Area	4888	FinArea 2464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

