

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	10.5	1.000	R5									840,000						840,000	
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	1,139,600	35,400	1.857	840,100	2,015,100
Total Card		1,139,600	35,400	1.857	840,100
Total Parcel		1,139,600	35,400	1.857	840,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		399.50	/Parcel: 399.50

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,060,700	42200	1.857	768,100	1,871,000	1,871,000	Year End Roll	10/19/2021
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

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
1/5/2022	INSPECTED	5	TB
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



USER DEFINED

Prior Id # 1:	56 10 2
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:	

GENERAL INFORMATION

Type:	1	- ANTIQUE
Sty Ht:	2H	- 2H
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	1865	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:			
Partition:	E	- EXTNSIVE	
Prim Floors:	2	- SOFTWOOD	
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	1	- EXTENSIVE	
Insulation:	3	- EXTENSIVE	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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	525	A	AV	1910	15.00	T	70	101			2,400			2,400
12	POOL I-G	D	Y	1	12x41	V	GD	2011	33.00	T	35	101			10,600			10,600
4	GARAGE/L	D	Y	1	30x24	G	GD	2011	35.00	T	11	101			22,400			22,400

More:	N
Total Yard Items:	35,400
Total Special Features:	
Total:	35,400

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	5	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

DEPRECIATION

Phys Cond:	EX	- Excellent	14%
Functional:			
Economic:			
Special:			
Override:			
Total:			14%

CALC SUMMARY

Basic \$ / SQ:	114.00
Size Adj.:	0.89239943
Const Adj.:	1.00979996
Adj \$ / SQ:	102.731
Other Features:	142515
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1325142
Depreciation:	185520
Depreciated Total:	1139622

COMMENTS

PLAN 4-28-93 #256 NATHANIEL F COUSINS HSE.

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												

REMODELING

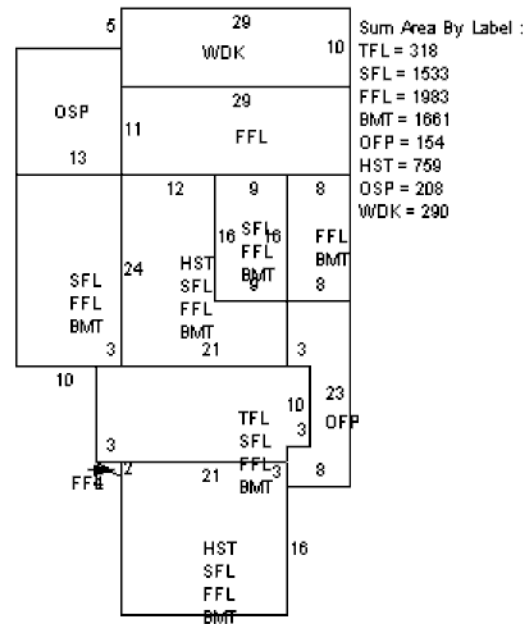
Exterior:	2008
Interior:	2001
Additions:	
Kitchen:	2008
Baths:	2008
Plumbing:	
Electric:	
Heating:	
General:	2008

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1239933.978
Juris. Factor:		Before Depr:		205.46	
Special Features:	0	Val/Su Net:		174.60	
Final Total:	1139600	Val/Su SzAd		270.46	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,983	102.730	203,715	
BMT	BASEMENT	1,661	44.940	74,653	
SFL	2ND FLOOR	1,533	102.730	157,486	
HST	HALF STORY	380	102.730	38,986	
TFL	3RD FLOOR	318	102.730	32,668	
WDK	WOOD DECK	290	19.160	5,558	
OSP	SCRN PORCH	208	22.500	4,680	
OFP	OPEN PORCH	154	15.000	2,310	
Net Sketched Area:		6,527	Total:	520,056	
Size Ad	4213.5	Gross Area	6906	FinArea	5044

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	V	

IMAGE

AssessPro Patriot Properties, Inc

