

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

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	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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	12.4	1.245	R5									914,780						914,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	427,100	700	1.360	914,800	1,342,600
Total Card	427,100	700	1.360	914,800	1,342,600
Total Parcel	427,100	700	1.360	914,800	1,342,600
Source:	Market Adj Cost	Total Value per SQ unit /Card: 592.24		/Parcel: 592.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	330,500	700	1.36	774,600	1,105,800	1,105,800	Year end	11/3/2022
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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

Total AC/HA:	1.36001	Total SF/SM:	59242.04	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	914,780	SpI Credit		Total:	914,800
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