

No	Alt No	Direction/Street/City
9		BAKER BRIDGE RD, LINCOLN

OWNERSHIP

Owner 1: PIGEON HENDON C
 Street 1: 9 BAKER BRIDGE RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-3105 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2007	MEAS/EXT INS	617	D HASCHIG
2/28/1998	MEAS+INSPCTD	602	D TUCKER

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				i		

Exmpt:

CONDO INFORMATION

Location: Phys Cond: Very Good 17.00%
 Unit #: Functional: %
 Floor: 1ST FLOOR Economic: %
 % Own: Special: %
 Name: Override: %

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	614,300	5,800	1.300	525,500	1,145,600
Total Card	614,300	5,800	1.300	525,500	1,145,600
Total Parcel	614,300	5,800	1.300	525,500	1,145,600

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 319.02 /Parcel: 319.02

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	101	765,000	11,600	1.3	586,000	1,362,600	1,362,600
2008	101	761,000	11,600	1.3	607,600	1,380,200	1,380,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
WALKER, SIDNEY	25749-13		10/20/1995		656000	No	No		
	9451-359		9/19/1959		45000	No	No		

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	Ass'd Value
4	GARAGE/L		Y	1	520		A	AV	1939		T	60	101	MA	5,800			5,800

More: N Total Yard Items: 5,800 Total Special Features: Total: 5,800

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
101	ONE FAM		56628		SQUARE FE	PRIME SITE			0	7.2	1.289	MA								525,517						525,500	

Total AC/HA: 1.30000 Total SF/SM: 56628.00 Parcel LUC: 101 ONE FAM Prime NB Desc RES GOOD Total: 525,517 Spl Credit Total: 525,500 More: N

EXTERIOR INFORMATION

Type: COLONIAL
 Sty Ht: 2A - 2A
 (Liv) Units: 1 Total: 1
 Foundation: BRK OR STN
 Frame: WOOD
 Prime Wall: CLAPBOARD
 Sec Wall: %
 Roof Struct: GABLE
 Roof Cover: WOODSHINGL
 Color:
 View /Desir: GOOD

GENERAL INFORMATION

Grade: VERY GOOD
 Year Blt: 1939 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

Town Of Lincoln

ParcelID: 55 3 0
 Pat Acct: 1511

INTERIOR INFORMATION

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

BATH FEATURES

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

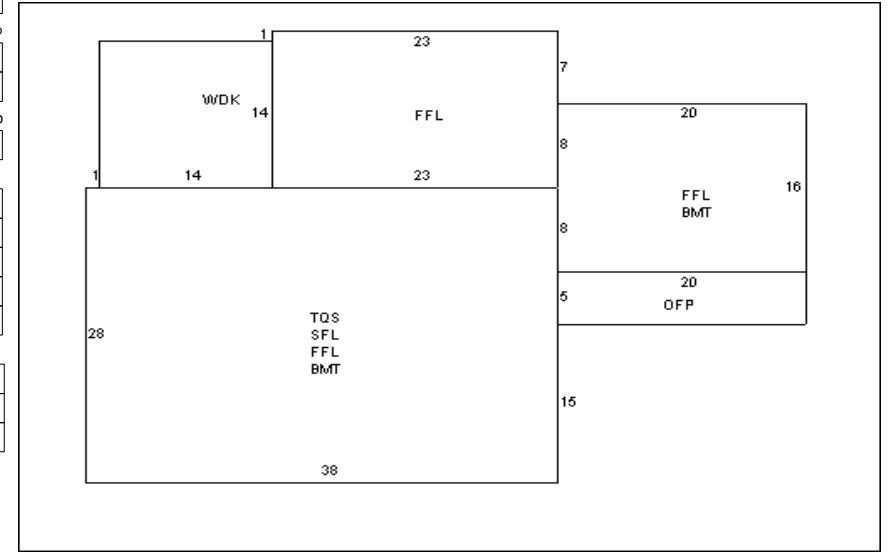
OTHER FEATURES

Kits: 1 Rating: GOOD
 A Kits: Rating:
 Frpl: 2 Rating: AVERAGE
 WSFlue: 1 Rating: AVERAGE

REMODELING

Exterior:
 Interior:
 Additions: 1996
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

TAX DISTRICT []



BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED: 1,145,600

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/22/2006	3585	MANUAL	7,500	C				covered porch
6/20/1997	1214	RENOVATI	50,000	C	2/28/1998			2/28/98 100%

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,729	74.830	129,375	
BMT	BASEMENT	1,384	18.710	25,890	
SFL	2ND FLOOR	1,064	74.830	79,616	
TQS	3/4 STORY	798	74.830	59,712	
WDK	WOOD DECK	196	21.520	4,218	
OPF	OPEN PORCH	100	15.000	1,500	
Net Sketched Area:		5,271	Total:		
Size Ad	3591.0000	Gross Area	5537	FinArea	3591

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	0.91708440
Const Adj.:	1.01989794
Adj \$ / SQ:	74.827
Grade Factor:	2.00
Other Features:	69750
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	740121
Depreciation:	125821
Depreciated Total:	614300
Juris. Factor:	
Special Features:	0
Final Total:	614300

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	10	4	

SUB AREA DETAIL

Sub Area	% Usbl	Descip	% Type	Qu	# Ten
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COMMENTS

Legal Description