

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

OWNERSHIP

Owner 1: GLASS FLORENCE M TR
 Street 1: 7 BAKER BRIDGE RD
 Twn/City: LINCOLN CENTER
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-3105 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2005	M&L COMPLETE	615	D VELUTTI
10/6/1995	MEAS+INSPCTD	606	J SMITH

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	B	CESSPL
o				t		
n				i		

Exmpt:

CONDO INFORMATION

Location: Phys Cond: Average 34.00%
 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	142,300	18,400	0.940	491,600	652,300
Total Card	142,300	18,400	0.940	491,600	652,300
Total Parcel	142,300	18,400	0.940	491,600	652,300

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 372.53 /Parcel: 372.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	101	134,100	36,800	.94	541,300	712,200	712,200
2008	101	130,000	32,700	.94	561,200	723,900	723,900

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
GLASS, FLORENCE	26888-592		12/9/1996	CONVIENCE	1	No	No		
GLASS, JOHN B.	26888-591		12/9/1996	CONVIENCE	1	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
32	BARN/LFT		Y	1	1023	A	AV	1910	45.00	T	60	101		MA	18,400			18,400

More: N Total Yard Items: 18,400 Total Special Features: Total: 18,400

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		40946.39844		SQUARE FE	PRIME SITE		0	7.2		1.668	MA								491,644						491,600	

Total AC/HA: 0.94000 Total SF/SM: 40946.40 Parcel LUC: 101 ONE FAM Prime NB Desc RES GOOD Total: 491,644 Spl Credit Total: 491,600 More: N

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade: AVERAGE
 Year Blt: 1895 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

Town Of Lincoln

ParcelID: 55 4 0
 Pat Acct: 1512

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: PLASTER
 Sec Int Wall: %
 Partition: TYPICAL
 Prim Floors: SOFTWOOD
 Sec Floors: HARDWOOD 50%
 Bsmnt Flr:
 Bsmnt Gar:
 Electric: TYPICAL
 Insulation: TYPICAL
 Int vs Ext: S
 Heat Fuel: OIL
 Heat Type: FORCED H/W
 # Heat Sys: 1
 % Heated: 100 % AC: 0
 Solar HW: NO Central Vac: NO
 % Com Wal: 0 % Sprinkled: 0

BATH FEATURES

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

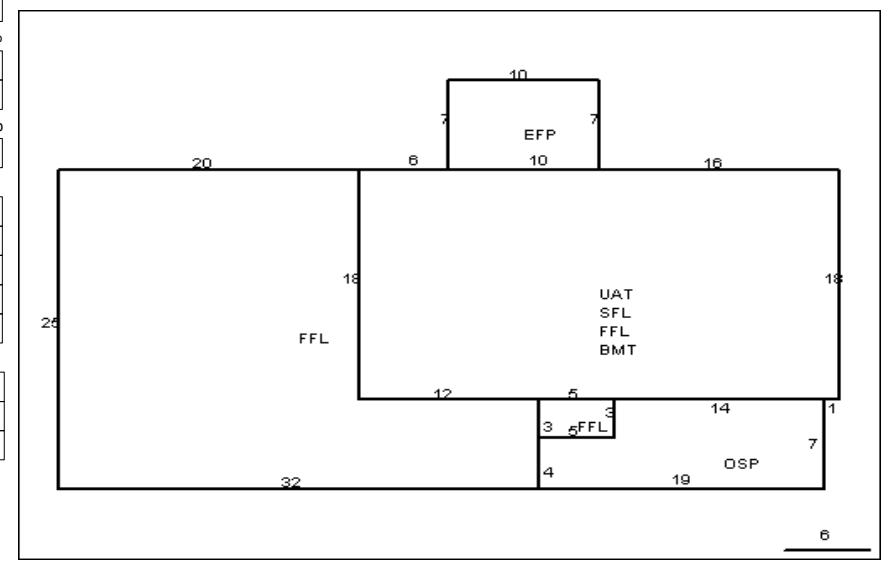
OTHER FEATURES

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

REMODELING

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

TAX DISTRICT



BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED: 652,300

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/26/2001	2283	ROOF		C				horse barn

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,175	88.270	103,717	
BMT	BASEMENT	576	22.070	12,711	
SFL	2ND FLOOR	576	88.270	50,843	
OSP	SCRN PORCH	118	22.500	2,655	
UAT	UNF ATTIC	86	88.270	7,626	
EFP	ENCL PORCH	70	36.000	2,520	
Net Sketched Area:		2,601	Total:		
Size Ad	1751.0000	Gross Area	3091	FinArea	1751

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	5	2	1

CALC SUMMARY

Basic \$ / SQ: 80.00
 Size Adj.: 1.09266138
 Const Adj.: 1.00979996
 Adj \$ / SQ: 88.270
 Grade Factor: 1.00
 Other Features: 35500
 Neighborhood Inf: 1.00000000
 LUC Factor: 1.00
 Adj Total: 215572
 Depreciation: 73295
 Depreciated Total: 142278
 Juris. Factor:
 Special Features: 0
 Final Total: 142300

COMMENTS Legal Description

PDAS TRASK COTTAGE.