

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

OWNERSHIP

Owner 1: LOVELANE SPEC NEEDS PROG INC
 Street 1: 40 BAKER BRIDGE RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: N
 Postal: 01773 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2004	M&L EXTERIOR	615	D VELUTTI
6/12/2004	MEAS+INSPCTD	615	D VELUTTI

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC

Exmpt:

CONDO INFORMATION

Location: Phys Cond: Average 31.40%
 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
905	271,800		5.010	1,068,600	1,340,400
Total Card	271,800		5.010	1,068,600	1,340,400
Total Parcel	1,481,500	3,800	5.010	1,068,600	2,553,900

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 574.74 /Parcel: 131.77

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	905	2,567,300	4,300	5.01	1,047,200	3,618,800	3,618,800
2008	905	2,593,500	3,400	5.01	1,091,100	3,688,000	3,688,000

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
FORTY BAKER BR	43191-596		6/30/2004	INVOLV CHAR	10	No	No		
IRWIN MARY M,	38410-75		3/19/2003	CHD>SALE	2700000	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
More:	N																	
Total Yard Items:																		
Total Special Features:																		

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
905	CHARITY		80000		SQUARE FE	PRIME SITE			9.36	1.300	MG			SUPR SI	30					973,440						973,400	
905	CHARITY		3.17344		ACRES	EXCESS ACRE			30,000.	1.000	MG									95,203						95,200	

EXTERIOR INFORMATION

Type: COLONIAL
 Sty Ht: 2A - 2A
 (Liv) Units: 1 Total: 2
 Foundation: CONCRETE
 Frame: WOOD
 Prime Wall: WOOD SHING
 Sec Wall: %
 Roof Struct: GABLE
 Roof Cover: ASPHALT
 Color:
 View /Desir: AVERAGE

GENERAL INFORMATION

Grade: GOOD
 Year Blt: 1952 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

Town Of Lincoln
ParcelID
 55 8 0
Pat Acct
 1516

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: PLASTER
 Sec Int Wall: %
 Partition: TYPICAL
 Prim Floors: HARDWOOD
 Sec Floors: %
 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: 50
 Solar HW: NO Central Vac: NO
 % Com Wal: 0 % Sprinkled: 0

BATH FEATURES

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

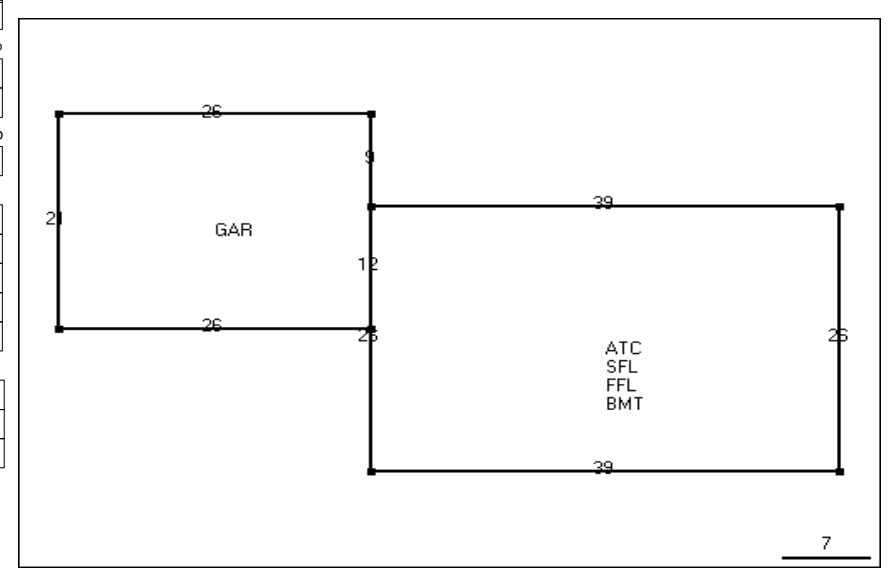
OTHER FEATURES

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

REMODELING

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

TAX DISTRICT



BUILDING PERMITS CARD 1 of 3 TOTAL ASSESSED: 2,553,900

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/11/2006	3534	TEMPORAR		C				erect ften 10/13-1
12/17/2004	3104	SIGN		C				80" x 80" wood sig

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,014	21.340	21,634	
FFL	1ST FLOOR	1,014	85.340	86,537	
SFL	2ND FLOOR	1,014	85.340	86,537	
GAR	GARAGE	546	36.000	19,656	
ATC	ATTIC	304	85.340	25,961	
Net Sketched Area:		3,892	Total:		
Size Ad	2028.0000	Gross Area	4602	FinArea	2332

RES BREAKDOWN SUB AREA DETAIL

No	Unit	RMS	BRS	FL	Sub Area	% Usbl	Descip	% Type	Qu	# Ten
	1	10	5							

CALC SUMMARY

Basic \$ / SQ: 80.00
 Size Adj.: 1.04585803
 Const Adj.: 1.01999998
 Adj \$ / SQ: 85.342
 Grade Factor: 1.35
 Other Features: 53158
 Neighborhood Inf: 1.00000000
 LUC Factor: 1.00
 Adj Total: 396202
 Depreciation: 124407
 Depreciated Total: 271795
 Juris. Factor
 Special Features: 0
 Final Total: 271800

COMMENTS Legal Description

address of residence is 40A, Sec 14 Acc apt, offices, tack rm in barn second floor. Offices, 2HB, kit, tack rm on first fl.