

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

**OWNERSHIP**

Owner 1: SOC FOR PRES OF NE ANTIQUITIES  
 Street 1: 68 BAKER BRIDGE RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773 Type:

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/28/1998	MEAS/EXT INS	602	D TUCKER

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	LC	Historic Dst		U		
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
905	288,900	8,700	3.610	1,026,600	1,324,200
Total Card	288,900	8,700	3.610	1,026,600	1,324,200
Total Parcel	324,300	8,700	3.610	1,026,600	1,359,600

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 596.49 /Parcel: 542.32

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	905	597,200	13,300	3.61	812,400	1,422,900	1,422,900
2008	905	582,200	11,600	3.61	845,200	1,439,000	1,439,000

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
	13747-326		7/26/1979		0	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
3	GARAGE		Y	1	18X18		G	GD	1938		40	905		MG	8,700			8,700

More: N Total Yard Items: 8,700 Total Special Features: Total: 8,700

**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		1.773		ACRES	EXCESS ACRE			30,000.	1.000	MG									53,190						53,200	

Total AC/HA: 3.60955 Total SF/SM: 157232.00 Parcel LUC: 905 CHARITY Prime NB Desc RES VGD Total: 1,026,630 Spl Credit Total: 1,026,600 More: Y

**EXTERIOR INFORMATION**

Type: CONTEMPORA  
 Sty Ht: 2 - 2  
 (Liv) Units: 1 Total: 1  
 Foundation: BRK OR STN  
 Frame: WOOD  
 Prime Wall: WOOD  
 Sec Wall: GLASS 50 %  
 Roof Struct: FLAT  
 Roof Cover: MEMBRANE  
 Color:  
 View /Desir: VERY GOOD

**GENERAL INFORMATION**

Grade: GOOD (+)  
 Year Blt: 1938 Eff Yr Blt:  
 Alt LUC: Alt %:  
 Jurisdic:  
 Const Mod:  
 Lump Sum Adj:

**Town Of Lincoln**

ParcelID: 56 12 0  
 Pat Acct: 1524

**INTERIOR INFORMATION**

Avg Ht/FL: STD  
 Prim Int Wal: PLASTER  
 Sec Int Wall: %  
 Partition: TYPICAL  
 Prim Floors: CARPET  
 Sec Floors: MASONRY 50 %  
 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: 2 Rating: AVERAGE  
 A Bath: Rating:  
 3/4 Bath: Rating:  
 A 3QBth: Rating:  
 1/2 Bath: Rating:  
 A HBth: Rating:  
 OthrFix: 1 Rating: AVERAGE

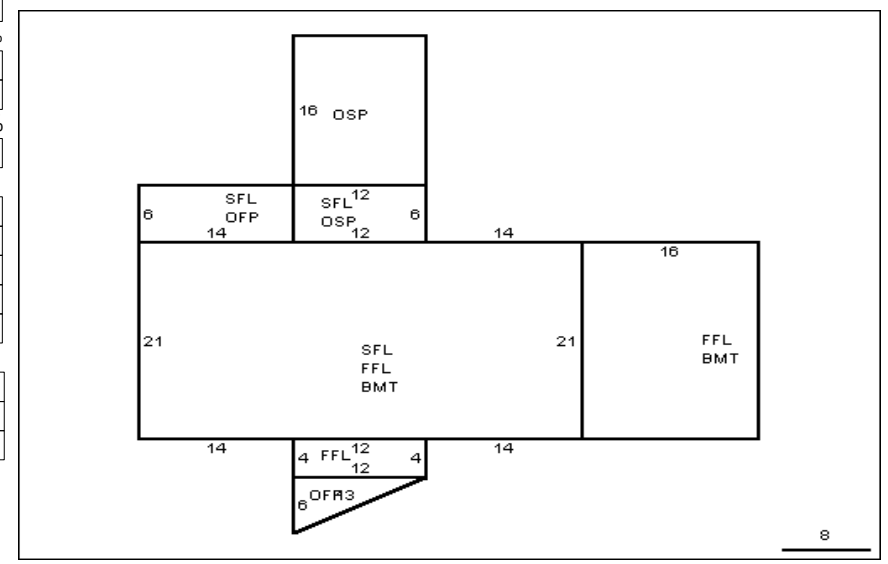
**OTHER FEATURES**

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

**REMODELING**

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

**TAX DISTRICT** [ ]



**BUILDING PERMITS CARD 1 of 2** **TOTAL ASSESSED: 1,359,600**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/28/2005	3166	SIGN		C				
6/3/1997	1196	GARAGE	19,000	C	2/28/1998			100% 2/28/98

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,224	79.460	97,263
BMT	BASEMENT	1,176	19.870	23,362
SFL	2ND FLOOR	996	79.460	79,146
OSP	SCRN PORCH	264	22.500	5,940
OPF	OPEN PORCH	120	15.000	1,800

Net Sketched Area: 3,780 Total: 3,780  
 Size Ad 2220.0000 Gross Area 3780 FinArea 2220

**CALC SUMMARY**

Basic \$ / SQ:	80.00
Size Adj.:	1.02027023
Const Adj.:	0.97355855
Adj \$ / SQ:	79.463
Grade Factor:	1.45
Other Features:	32500
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	348016
Depreciation:	59163
Depreciated Total:	288853
Juris. Factor:	
Special Features:	0
Final Total:	288900

**RES BREAKDOWN**

No	Unit	RMS	BRS	FL
	1	8	3	

**SUB AREA DETAIL**

Sub Area	% Usbl	Descip	% Type	Qu	# Ten
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**COMMENTS** **Legal Description**

Plan 1022 doc #1332 activities use easement rec 102202.