

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

**OWNERSHIP**

Owner 1: MILLS JON D  
 Street 1: 44 BAKER BRIDGE RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: N  
 Postal: 01773 Type:

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/22/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	B MORGAN

**PROPERTY FACTORS**

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

Exmpt:

**CONDO INFORMATION**

Location: Phys Cond: Average 3.00%  
 Unit #: Functional: %  
 Floor: Economic: %  
 % Own: Special: %  
 Name: Override: %

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,017,600		1.837	973,400	1,991,000
130			4.163	124,900	124,900
<b>Total Card</b>	<b>1,017,600</b>		<b>6.000</b>	<b>1,098,300</b>	<b>2,115,900</b>
<b>Total Parcel</b>	<b>1,017,600</b>		<b>6.000</b>	<b>1,098,300</b>	<b>2,115,900</b>

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 276.12 /Parcel: 276.12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	101	90,200		6.	918,700	1,008,900	1,008,900
2008	130			6.	959,500	959,500	959,500

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
ALLEN SUSAN TR,	48343-456		10/19/2006		1150000	No	No		
TJAN ANTHONY,	47360-267		4/26/2006	INVOLV CHARI	1700000	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:

**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		80000		SQUARE FE	PRIME SITE			9.36	1.300	MG			SUPR SI	30					973,440						973,400	
130	LAND		4.163		ACRES	EXCESS ACRE			30,000.	1.000	MG									124,890						124,900	

Total AC/HA: 5.99955 Total SF/SM: 261340.39 Parcel LUC: 101 ONE FAM Prime NB Desc RES VGD

**EXTERIOR INFORMATION**

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

**GENERAL INFORMATION**

Grade: GOOD (+)  
 Year Blt: 2008 Eff Yr Blt:  
 Alt LUC: Alt %:  
 Jurisdic: Fact:  
 Const Mod:  
 Lump Sum Adj:

**Town Of Lincoln**

ParcelID: 63 3 0  
 Pat Acct: 1780

**INTERIOR INFORMATION**

Avg Ht/FL:  
 Prim Int Wal: DRYWALL  
 Sec Int Wall: %  
 Partition: TYPICAL  
 Prim Floors: HARDWOOD  
 Sec Floors: CERAMIC TL 20%  
 Bsmnt Flr:  
 Bsmnt Gar:  
 Electric: TYPICAL  
 Insulation: TYPICAL  
 Int vs Ext: SAME  
 Heat Fuel: PROPANE  
 Heat Type: RADIANT EL  
 # Heat Sys:  
 % Heated: % AC: 100  
 Solar HW: NO Central Vac: NO  
 % Com Wal % Sprinkled

**BATH FEATURES**

Full Bath: 6 Rating: AVERAGE  
 A Bath: Rating:  
 3/4 Bath: Rating:  
 A 3QBth: Rating:  
 1/2 Bath: 1 Rating: AVERAGE  
 A HBth: Rating:  
 OthrFix: 2 Rating: AVERAGE

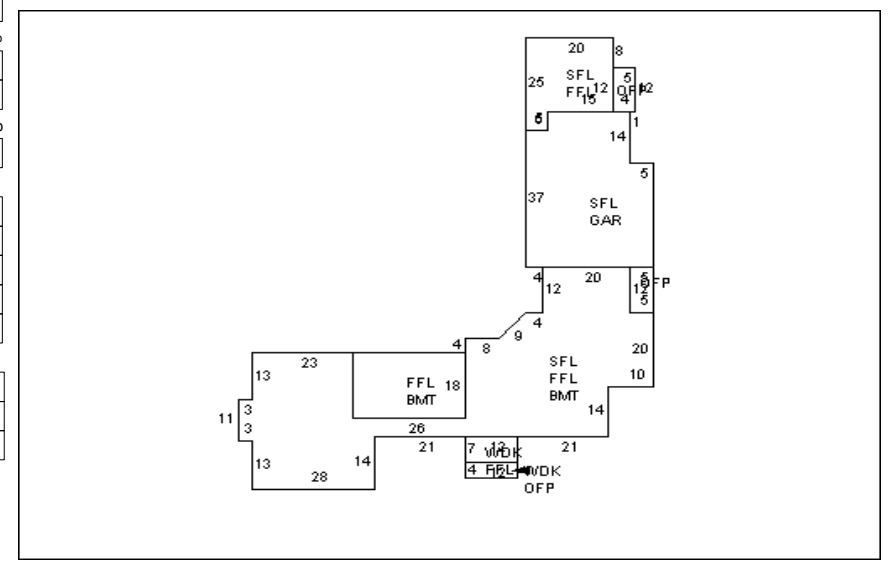
**OTHER FEATURES**

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 1** TOTAL ASSESSED: 2,115,900

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/6/2008	3960	NEW HOME	897,750	C	12/23/2008			new home
11/5/2007	3813	MANUAL	50,000	C	6/12/2008			foundation only

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	4,117	70.650	290,879	
FFL	1ST FLOOR	3,546	70.650	250,536	
BMT	BASEMENT	3,037	17.660	53,643	
GAR	GARAGE	1,123	36.000	40,428	
OPF	OPEN PORCH	168	15.000	2,520	
WDK	WOOD DECK	132	25.050	3,306	
Net Sketched Area:		12,123	Total:		
Size Ad	7663.0000	Gross Area	12123	FinArea	7663

**CALC SUMMARY**

Basic \$ / SQ:	85.00
Size Adj.:	0.82829833
Const Adj.:	1.00351989
Adj \$ / SQ:	70.653
Grade Factor:	1.45
Other Features:	82182
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1049067
Depreciation:	31472
Depreciated Total:	1017595
Juris. Factor:	
Special Features:	0
Final Total:	1017600

**RES BREAKDOWN**

No	Unit	RMS	BRS	FL
	1	15	5	

**SUB AREA DETAIL**

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

-5 COMMON DRIVE LONG SET BACK

**Legal Description**