

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

**OWNERSHIP**

Owner 1: TYLKO JOHN J TR  
 Street 1: 34 BAKER BRIDGE RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773-3105 Type:

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/2/2008	MEAS/EXT INS	25	D ERSKINE
12/9/2004	M&L COMPLETE	615	D VELUTTI

**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: Excellent 5.60%  
 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	620,500	1,500	5.450	857,200	1,479,200
Total Card	620,500	1,500	5.450	857,200	1,479,200
Total Parcel	620,500	1,500	5.450	857,200	1,479,200

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 298.15 /Parcel: 298.15

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	101	770,100	1,700	5.45	869,200	1,641,000	1,641,000
2008	101	751,800	1,300	5.45	907,200	1,660,300	1,660,300

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
PERRY CULVER	17003-156		5/16/1986		758500	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
2	SHED/FR		Y	1	20X22	F	FR	1953	13.50	T	75	101		MG	1,500			1,500

More: N Total Yard Items: 1,500 Total Special Features: Total: 1,500

**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	1.000	MG									748,800						748,800	
101	ONE FAM		3.613		ACRES	EXCESS ACRE			30,000.	1.000	MG									108,390						108,400	

Total AC/HA: 5.44955 Total SF/SM: 237382.41 Parcel LUC: 101 ONE FAM Prime NB Desc RES VGD Total: 857,190 Spl Credit Total: 857,200 More: Y

**EXTERIOR INFORMATION**

Type: COLONIAL  
 Sty Ht: 2 - 2  
 (Liv) Units: 1 Total: 1  
 Foundation: CONCRETE  
 Frame: WOOD  
 Prime Wall: CLAPBOARD  
 Sec Wall: BRICK VENTR 50 %  
 Roof Struct: HIP  
 Roof Cover: ASPHALT  
 Color:  
 View /Desir:

**GENERAL INFORMATION**

Grade: GOOD (+)  
 Year Blt: 1953 Eff Yr Blt:  
 Alt LUC: Alt %:  
 Jurisdict: Fact:  
 Const Mod:  
 Lump Sum Adj:

**Town Of Lincoln**

ParcelID: 63 5 0  
 Pat Acct: 1781

**INTERIOR INFORMATION**

Avg Ht/FL: STD  
 Prim Int Wal: PLASTER  
 Sec Int Wall: %  
 Partition: TYPICAL  
 Prim Floors: HARDWOOD  
 Sec Floors: %  
 Bsmnt Flr:  
 Bsmnt Gar: 2  
 Electric: TYPICAL  
 Insulation: TYPICAL  
 Int vs Ext: S  
 Heat Fuel: GAS  
 Heat Type: FORCED H/W  
 # Heat Sys: 1  
 % Heated: 100 % AC: 100  
 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: Rating:  
 A HBth: Rating:  
 OthrFix: 1 Rating: AVERAGE

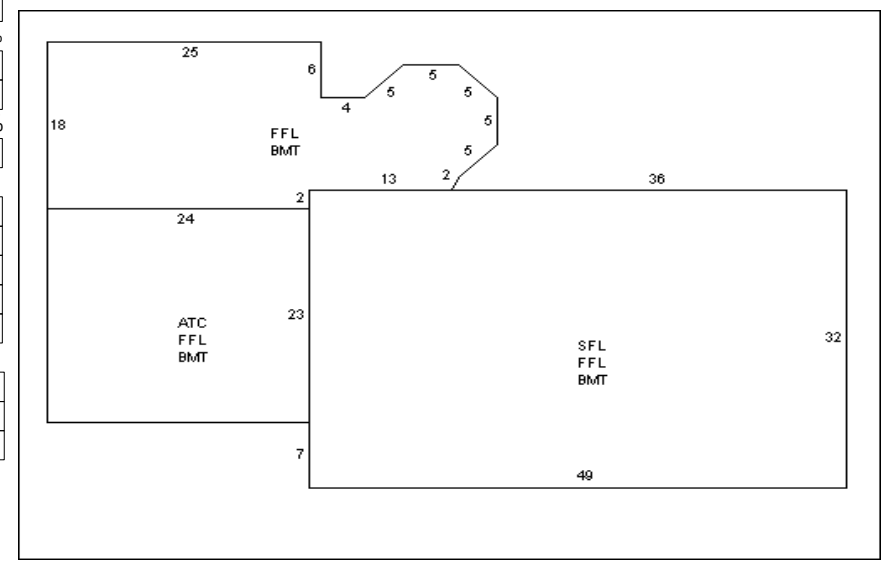
**OTHER FEATURES**

Kits: 1 Rating: GOOD  
 A Kits: Rating:  
 Frpl: 3 Rating: AVERAGE  
 WSFlue: Rating:

**REMODELING**

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

**TAX DISTRICT** [ ]



**BUILDING PERMITS CARD 1 of 1** **TOTAL ASSESSED: 1,479,200**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/9/1994	486-94	ROOF		C	8/18/1995			
10/5/1993	359	ADDITION	120,000	C	8/23/1995			

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,747	74.360	204,267
BMT	BASEMENT	1,923	25.560	49,152
SFL	2ND FLOOR	1,568	74.360	116,597
ATC	ATTIC	166	74.360	12,314

Net Sketched Area: 6,403 Total:  
 Size Ad 4315.0000 Gross Area 7614 FinArea 4961

**CALC SUMMARY**

Basic \$ / SQ: 80.00  
 Size Adj.: 0.88904983  
 Const Adj.: 1.04549992  
 Adj \$ / SQ: 74.360  
 Grade Factor: 1.45  
 Other Features: 70986  
 Neighborhood Inf: 1.00000000  
 LUC Factor: 1.00  
 Adj Total: 657309  
 Depreciation: 36809  
 Depreciated Total: 620499  
 Juris. Factor:  
 Special Features: 0  
 Final Total: 620500

**RES BREAKDOWN**

No	Unit	RMS	BRS	FL
	1	10	4	1

**SUB AREA DETAIL**

Sub Area	% Usbl	Descip	% Type	Qu	# Ten
BMT	70	FLA	25	A	0

**COMMENTS** [ ] **Legal Description** [ ]