Total Card / Total Parcel
APPRAISED: 3,501,900 / 3,662,800
USE VALUE: 3,501,900 / 3,662,800
ASSESSED: 3,501,900 / 3,662,800

PROPERTY LOCATION

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

OWNERSHIP
Unit #:

Owner 1:	CORKINS TR KATHLEEN KAY
Owner 2:	
Owner 3:	18 BAKER BRIDGE RD NOMINEE TR
Street 1:	18 BAKER BRIDGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773	Type:

PREVIOUS OWNER

Owner 1:	FRIEDMAN ELEANOR F -
Owner 2:	COHEN JONATHAN J -
Street 1:	18 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773-3105	

NARRATIVE DESCRIPTION
This parcel contains 4.12 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1915, having primarily CLAPBOARD Exterior and 5623 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.120	2,205,200	70,800	1,225,900	3,501,900
Total Card	4.120	2,205,200	70,800	1,225,900	3,501,900
Total Parcel	4.120	2,366,100	70,800	1,225,900	3,662,800

Source: Market Adj Cost   Total Value per SQ unit /Card: 622.78   /Parcel: 577.46

PREVIOUS ASSESSMENT
Parcel ID 142 4 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,068,400	66100	4.12	1,159,900	3,294,400		Year End Roll	12/2/2024
2024	101	FV	1,937,900	66100	4.12	1,068,500	3,072,500		Year end	11/9/2023
2023	101	FV	1,925,600	66100	4.12	1,048,500	3,040,200	3,040,200	Year end	11/3/2022
2022	101	FV	1,863,400	66600	4.12	990,100	2,920,100	2,920,100	Year End Roll	10/19/2021
2021	101	FV	1,844,800	3700	4.12	1,028,500	2,877,000	2,877,000	Year End Roll	10/15/2020
2020	101	FV	1,984,000	3700	4.12	988,500	2,976,200	2,976,200	Year End Roll	9/26/2019
2019	101	FV	2,060,900	3700	4.12	963,700	3,028,300	3,028,300	Create Final va	6/4/2019
2018	101	FV	2,060,900	3700	4.12	963,700	3,028,300	3,028,300	Year End Roll	9/28/2017

SALES INFORMATION
TAX DISTRICT   PAT ACCT. 1504

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIEDMAN ELEANO	513867-570		6/27/2008	CHD>SALE	3,055,000	No	No		
ROBERT BATCHELD	17266-139		8/1/1986		830,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2020	R-20-0215	RENO-BAR	80,000	C	2/6/2023			Install a reclaime
8/27/2018	7179	RENOVATI	45,000	C				Remodel the existi
6/21/2013	5454	DEMOLITI	2,500	C	5/8/2014			remove accessory s
4/21/2010	4426	SHED	9,000	C	7/20/2010			construct shed to
4/21/2010	4425	RENOVATI	28,000	C	7/20/2010			repairs to gar/apa
1/23/2009	4117	RENOVATI	624,750	C	7/20/2010			remodel interior/r
11/10/2008	4092	RENO-ADD	472,310	C	7/20/2010			construct addition
8/16/2007	3747	TEMPORAR		C				tent 8-30 to 9-4
6/10/1998	1438	RENOVATI	70,000	C	2/20/1999			mstrbed, mstrbath
6/10/1998	1437	SHED	8,000	C	5/10/1999			office

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	01/03/22
Land Unit Type:	

!1504!

PRINT
Date	Time
09/26/25	16:33:46

LAST REV
Date	Time
04/26/23	12:37:58
blakeley	

USER DEFINED

Prior Id # 1:	55 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2022	INSPECTED	5	TB
7/8/2021	QUESTIONNAIR	624	W Coelho
1/22/2019	INFO BY PHON	622	K Cuoco
1/16/2019	PERMIT VISIT	622	K Cuoco
5/8/2014	MEAS/EXT INS	25	D ERSKINE
7/20/2010	MEAS+INSPCTD	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
2/20/1999	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA   ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE	0		14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		2.283		ACRES	EXCESS ACRE	0		45,000.	1.00	R6									102,735						102,700	

Total AC/HA: 4.11955   Total SF/SM: 179448   Parcel LUC: 101   ONE FAM   Prime NB Desc RES CAT 6   Total: 1,225,935   Spl Credit   Total: 1,225,900

Patriot Properties Inc.

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 2
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	AA - SUPERB
Year Blt:	1915 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 40
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Feature	Value	Rating
Full Bath	5	GOOD
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	2	GOOD
A HBth:		
OthrFix:	3	AVERAGE

OTHER FEATURES

Feature	Value	Rating
Kits:	1	VERY GOOD
A Kits:		
Frpl:	3	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	EX - Excellent	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		14 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.85670459
Const Adj.:	1.00979996
Adj $ / SQ:	111.598
Other Features:	130787
Grade Factor:	3.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2564241
Depreciation:	358994
Depreciated Total:	2205247

COMMENTS

6 bed septic 1987. 2 bed apt over garage. third building is office/studio..

RESIDENTIAL GRID

1st Res Grid   Desc: Line 1   # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5			Baths: 5			HB 2			

REMODELING

Field	Value
Exterior:	
Interior:	1998
Additions:	1991
Kitchen:	1991
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value
WtAv$/SQ:	AvRate: Ind.Val 0.00000
Juris. Factor:	Before Depr: 334.79
Special Features:	0 Val/Su Net: 236.15
Final Total:	2205200 Val/Su SzAd 392.17

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,645	111.600	406,774
BMT	BASEMENT	2,867	27.900	79,988
SFL	2ND FLOOR	1,978	111.600	220,741
OSP	SCRN PORCH	408	24.070	9,823
PAT	PATIO	400	14.980	5,992
OFP	OPEN PORCH	40	16.050	642

Net Sketched Area: 9,338   Total: 723,960

Size Ad	5623	Gross Area	9338	FinArea	5623

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro   Patriot Properties, Inc

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID: 142 4 0

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	Juris. Value
2	SHED/FR	D	Y	1	12x36	A	AV	1915	16.05	T	70	101			2,100			2,100
2	SHED/FR	D	Y	1	12x12	A	AV	2009	16.05	T	40	101			1,400			1,400
33	2 ST BARN	D	Y	1	26x44	A	AG	2020	58.85	T	0	101			67,300			67,300

More: N		Total Yard Items:	70,800	Total Special Featues:		Total:	70,800