

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARROLL SCHOOL
Owner 2:	
Owner 3:	
Street 1:	25 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.851 ACRES of land mainly classified as PSCHOOL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
904	PSCHOOL		80611.2		SQUARE FE	PRIME SITE		0	13.03	0.99	R5									1,044,787						1,044,800	

Total AC/HA:	1.85058	Total SF/SM:	80611	Parcel LUC:	904 PSCHOOL	Prime NB Desc	RES CAT 5	Total:	1,044,787	SpI Credit		Total:	1,044,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
904	1.851			1,044,800	1,044,800
Total Card	1.851			1,044,800	1,044,800
Total Parcel	1.851			1,044,800	1,044,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	904	FV		0	1.851	1,014,300	1,014,300		Year End Roll	12/2/2024
2024	904	FV		0	1.851	994,300	994,300		Year end	11/9/2023
2023	904	FV		0	1.851	841,900	841,900	841,900	Year end	11/3/2022
2022	904	FV		0	1.851	769,800	769,800	769,800	Year End Roll	10/19/2021
2021	904	FV		0	1.851	801,800	801,800	801,800	Year End Roll	10/15/2020
2020	904	FV		0	1.851	801,800	801,800	801,800	Year End Roll	9/26/2019
2019	904	FV		0	1.851	798,600	798,600	798,600	Create Final va	6/4/2019
2018	904	FV		0	1.851	798,600	798,600	798,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12540-334		12/31/1940			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	55 1 1
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:	

!1505!

PRINT

Date	Time
09/26/25	16:34:00

LAST REV

Date	Time
03/28/13	12:54:57

apro  
1505

