

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 1.777 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		77390.756		SQUARE FE	PRIME SITE		0	13.03	1.02	R5									1,032,200						1,032,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
904	1.777			1,032,200	1,032,200
Total Card	1.777			1,032,200	1,032,200
Total Parcel	1.777			1,032,200	1,032,200
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	1.777	1,002,100	1,002,100		Year End Roll	12/2/2024
2024	904	FV		0	1.777	982,300	982,300		Year end	11/9/2023
2023	904	FV		0	1.777	831,800	831,800	831,800	Year end	11/3/2022
2022	904	FV		0	1.777	760,500	760,500	760,500	Year End Roll	10/19/2021
2021	904	FV		0	1.777	792,200	792,200	792,200	Year End Roll	10/15/2020
2020	904	FV		0	1.777	792,200	792,200	792,200	Year End Roll	9/26/2019
2019	904	FV		0	1.777	789,000	789,000	789,000	Create Final va	6/4/2019
2018	904	FV		0	1.777	789,000	789,000	789,000	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 2
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:	

!1506!

PRINT

Date	Time
09/26/25	16:34:06

LAST REV

Date	Time
04/09/13	09:23:26

apro 1506

