Map	Lot	Sublot	Building	Unit	CARD
142	3	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,702,700	/	1,702,700
USE VALUE:	1,702,700	/	1,702,700
ASSESSED:	1,702,700	/	1,702,700

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	HSU LEE K G
Owner 2:	YEE LING V
Owner 3:	
Street 1:	20 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1979, having primarily WOOD Exterior and 3978 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 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	2.380	641,300		1,061,400	1,702,700
Total Card	2.380	641,300		1,061,400	1,702,700
Total Parcel	2.380	641,300		1,061,400	1,702,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.03 | /Parcel: 428.03

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/05/22

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142 3 0

!1508!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	589,400	0	2.38	1,031,000	1,620,400		Year End Roll	12/2/2024
2024	101	FV	582,600	0	2.38	1,008,300	1,590,900		Year end	11/9/2023
2023	101	FV	501,600	0	2.38	856,300	1,357,900	1,357,900	Year end	11/3/2022
2022	101	FV	419,100	0	2.38	784,300	1,203,400	1,203,400	Year End Roll	10/19/2021
2021	101	FV	393,000	0	2.38	816,300	1,209,300	1,209,300	Year End Roll	10/15/2020
2020	101	FV	386,200	0	2.38	816,300	1,202,500	1,202,500	Year End Roll	9/26/2019
2019	101	FV	382,800	0	2.38	813,100	1,195,900	1,195,900	Create Final va	6/4/2019
2018	101	FV	382,800	0	2.38	813,100	1,195,900	1,195,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:34:18

LAST REV

Date	Time
01/05/22	08:16:23
apro	

PAT ACCT. 1508

USER DEFINED

Prior Id # 1:	55 1 4
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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANSEN KENT F	24048-359		12/16/1993		579,000	No	No		
RURAL LAND FOUN	13010-486		11/30/1976		55,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2014	5882	SOLAR PA	9,000	C	1/2/2018			
4/20/2011	4686	ROOF		C				strip & re-roof dw
10/9/1998	1546	RENOVATI	8,000	C	6/5/1999			enlarge hall, new

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
6/5/1999	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.543		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									19,005						19,000	

Total AC/HA:	2.37955	Total SF/SM:	103653	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,061,405	Spl Credit		Total:	1,061,400

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

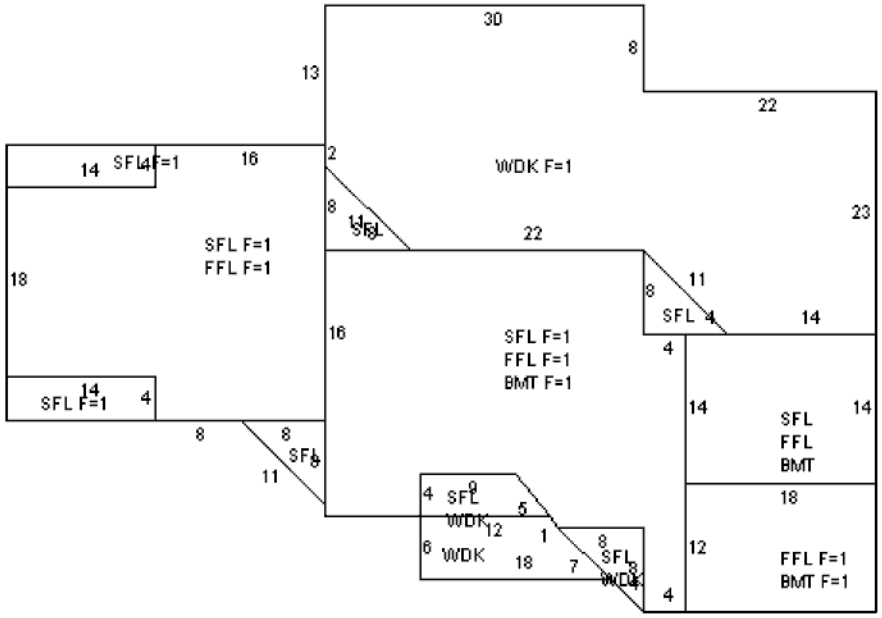
OTHER FEATURES

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

COMMENTS

LONG SETBACK .

SKETCH



GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

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:	4	Baths:	3	HB	1				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	4 - CARPET	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	21.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	21.5	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	1998
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.90082955
Const Adj.:	1.00999999
Adj $ / SQ:	151.943
Other Features:	68000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	816904
Depreciation:	175634
Depreciated Total:	641270

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1057949.516

Juris. Factor:		Before Depr:	167.14
Special Features:	0	Val/Su Net:	97.73
Final Total:	641300	Val/Su SzAd	161.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	2,022	151.940	307,229
FFL	1ST FLOOR	1,956	151.940	297,200
WDK	WOOD DECK	1,296	16.420	21,286
BMT	BASEMENT	1,288	37.990	48,926

Net Sketched Area:	6,562			Total:	674,641
Size Ad	3978	Gross Area	6562	FinArea	3978

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142 3 0

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc