

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLER TR KEITH W
Owner 2:	KEITH MILLER 2022 REVOC TRUST
Owner 3:	
Street 1:	15 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3104 Type:

PREVIOUS OWNER

Owner 1:	MILLER - KEITH W
Owner 2:	-
Street 1:	15 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3104

NARRATIVE DESCRIPTION

This parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1924, having primarily CLAPBOARD Exterior and 3931 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bd rms.

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

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.563		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									19,705						19,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.400	454,900	21,600	1,062,100	1,538,600
Total Card 2.400 454,900 21,600 1,062,100 1,538,600					
Total Parcel 2.400 454,900 21,600 1,062,100 1,538,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 391.38		/Parcel: 391.38	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	429,700	20200	2.4	1,031,700	1,481,600		Year End Roll	12/2/2024
2024	101	FV	423,500	20200	2.4	1,008,900	1,452,600		Year end	11/9/2023
2023	101	FV	420,400	20200	2.4	856,900	1,297,500	1,297,500	Year end	11/3/2022
2022	101	FV	379,600	20200	2.4	784,900	1,184,700	1,184,700	Year End Roll	10/19/2021
2021	101	FV	372,100	20200	2.4	816,900	1,209,200	1,209,200	Year End Roll	10/15/2020
2020	101	FV	368,800	20200	2.4	816,900	1,205,900	1,205,900	Year End Roll	9/26/2019
2019	101	FV	346,100	20200	2.4	813,700	1,180,000	1,180,000	Create Final va	6/4/2019
2018	101	FV	346,100	20200	2.4	813,700	1,180,000	1,180,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER,KEITH W	80764-452		9/28/2022	CONVENIENC	99	No	No		
MILLER KEITH W,	51602-419		8/22/2008	DIVORCE/ESTA	1	No	No		
KATHERINE WELLS	14589-299		4/22/1982		205,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2023	R-23-0058	WEATHERI	5,000	C				Weatherization & a
10/20/2022	R-22-0250	BATH	65,000	O				Bathroom remodel;
9/14/1998	1521	ROOF	5,000	C	2/20/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2022	INSPECTED	5	TB
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
2/20/1999	MEAS/EXT INS	602	
10/6/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	55 2 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:	

