

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PINGEON HENDON C
Owner 2:	PINGEON KATE M
Owner 3:	
Street 1:	9 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 1.3 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1939, having primarily CLAPBOARD Exterior and 3591 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 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		56628		SQUARE FE	PRIME SITE		0	11.98	1.29	R4									874,401						874,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.300	916,900	6,200	874,400	1,797,500
Total Card 1.300 916,900 6,200 874,400 1,797,500					
Total Parcel 1.300 916,900 6,200 874,400 1,797,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 500.56		/Parcel: 500.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	888,800	5800	1.3	848,900	1,743,500		Year End Roll	12/2/2024
2024	101	FV	855,000	5800	1.3	832,100	1,692,900		Year end	11/9/2023
2023	101	FV	848,900	5800	1.3	675,100	1,529,800	1,529,800	Year end	11/3/2022
2022	101	FV	758,600	5800	1.3	624,800	1,389,200	1,389,200	Year End Roll	10/19/2021
2021	101	FV	745,200	5800	1.3	583,900	1,334,900	1,334,900	Year End Roll	10/15/2020
2020	101	FV	774,000	5800	1.3	605,800	1,385,600	1,385,600	Year End Roll	9/26/2019
2019	101	FV	750,300	5800	1.3	589,700	1,345,800	1,345,800	Create Final va	6/4/2019
2018	101	FV	750,300	5800	1.3	589,700	1,345,800	1,345,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER, SIDNEY	25749-13		10/20/1995		656,000	No	No		
	9451-359		9/19/1959		45,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2023	R-23-0107	RENOVATI	196,600	O				Renovate kitchen,
3/10/2021	R-21-0044	ROOF	72,600	C				Strip & re-roof wi
12/22/2006	3585	MANUAL	7,500	C				covered porch
6/20/1997	1214	RENOVATI	50,000	C	2/28/1998			2/28/98 100%
11/9/1995	853-95	RENO-ADD	80,000	C	6/12/1996			

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
2/28/1998	MEAS+INSPCTD	602	
10/30/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 5530

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:

