

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GLASS TR FLORENCE M
Owner 2:	GLASS TR JOHN B
Owner 3:	7 BAKER BRIDGE RD NOM TR
Street 1:	7 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN CENTER
St/Prov:	MA Cntry
Postal:	01773-3105

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .94 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1895, having primarily CLAPBOARD Exterior and 1751 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	B	CESSPL
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		40946.39844		SQUARE FE	PRIME SITE		0	11.98	1.67	R4									818,041						818,000	

Total AC/HA:	0.94000	Total SF/SM:	40946	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 4	Total:	818,041	SpI Credit:		Total:	818,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.940	230,500	19,700	818,000	1,068,200
Total Card	0.940	230,500	19,700	818,000	1,068,200
Total Parcel	0.940	230,500	19,700	818,000	1,068,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	610.05	/Parcel:	610.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	201,800	18400	.94	794,100	1,014,300		Year End Roll	12/2/2024
2024	101	FV	197,700	18400	.94	778,400	994,500		Year end	11/9/2023
2023	101	FV	196,300	18400	.94	631,600	846,300	846,300	Year end	11/3/2022
2022	101	FV	174,500	18400	.94	584,500	777,400	777,400	Year End Roll	10/19/2021
2021	101	FV	157,900	18400	.94	546,300	722,600	722,600	Year End Roll	10/15/2020
2020	101	FV	146,900	18400	.94	566,800	732,100	732,100	Year End Roll	9/26/2019
2019	101	FV	149,700	18400	.94	551,700	719,800	719,800	Create Final va	6/4/2019
2018	101	FV	149,700	18400	.94	551,700	719,800	719,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLASS, FLORENCE	26888-592		12/9/1996	CONVENIENC		1	No	No	
GLASS, JOHN B.	26888-591		12/9/1996	CONVENIENC		1	No	No	
PHYLLIS MACNEIL	10870-358		7/19/1965		40,750	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2001	2283	ROOF		C				horse barn

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2022	INSPECTED	5	TB
6/11/2005	M&L COMPLETE	615	
10/6/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	5540
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:	

Parcel ID 142 24 0

Entered Lot Size

Total Land:

Land Unit Type:

PRINT

Date	Time
09/26/25	16:34:48

LAST REV

Date	Time
01/05/22	07:51:14

apro

1512

