	Total Card /	Total Parcel
APPRAISED:	2,170,700 /	2,170,700
USE VALUE:	2,170,700 /	2,170,700
ASSESSED:	2,170,700 /	2,170,700

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ECKHOUSE TR D NOAH
Owner 2:	POPPER TR CATHERINE W
Owner 3:	DINOECK 2018 TR-CATPOP 2018 TR
Street 1:	30 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	ECKHOUSE - D NOAH
Owner 2:	POPPER - CATHERINE W
Street 1:	30 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773	

NARRATIVE DESCRIPTION

This parcel contains 4.01 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1986, having primarily STUCCO Exterior and 3519 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.010	1,045,900	8,900	1,115,900	2,170,700
Total Card	4.010	1,045,900	8,900	1,115,900	2,170,700
Total Parcel	4.010	1,045,900	8,900	1,115,900	2,170,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 616.94 | /Parcel: 616.94

Legal Description	
1051	

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
0	

GIS Ref

GIS Ref

Insp Date
01/05/22

PREVIOUS ASSESSMENT

Parcel ID: 142 7 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	962,100	8300	4.01	1,085,500	2,055,900		Year End Roll	12/2/2024
2024	101	FV	924,300	8300	4.01	1,055,000	1,987,600		Year end	11/9/2023
2023	101	FV	800,300	8300	4.01	903,000	1,711,600	1,711,600	Year end	11/3/2022
2022	101	FV	677,700	11800	4.01	831,000	1,520,500	1,520,500	Year End Roll	10/19/2021
2021	101	FV	644,800	11800	4.01	863,000	1,519,600	1,519,600	Year End Roll	10/15/2020
2020	101	FV	634,200	11800	4.01	863,000	1,509,000	1,509,000	Year End Roll	9/26/2019
2019	101	FV	646,900	11800	4.01	859,800	1,518,500	1,518,500	Create Final va	6/4/2019
2018	101	FV	646,900	11800	4.01	859,800	1,518,500	1,518,500	Year End Roll	9/28/2017

!1515!

PRINT
Date	Time
09/26/25	16:35:44

LAST REV
Date	Time
01/05/22	10:38:57

apro

PAT ACCT. 1515

USER DEFINED

Prior Id # 1:	55 7 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ECKHOUSE,D NOAH	70782-313		3/27/2018	CONVENIENC	1	No	No		
CULVER PERRY J,	32132-5		12/12/2000		1,225,715	No	No		
PERRY CULVER	19863-245		6/6/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2010	4412	SCREENPR	22,000	C	9/14/2010			screen porch off k
11/19/1997	1309	DEMOLITI		C	6/20/1998			REMOVE POOL 6/20/9
11/19/1997	1308	RENOVATI	25,000	C	6/20/1998			ADD 2 RMS TO POOL

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
2/24/2020	MEAS/EXT INS	622	K Cuoco
7/20/2010	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
6/20/1998	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 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		2.083		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									72,905						72,900	
101	ONE FAM		0.09		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									630						600	Wetland

| Total AC/HA: 4.00955 | Total SF/SM: 174656 | Parcel LUC: 101 | ONE FAM | Prime NB Desc RES CAT 5 | Total: 1,115,935 | Spl Credit | Total: 1,115,900 |

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(Liv) Units:	1 — Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	6 - STUCCO
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	A- - V GOOD-
Year Blt:	1986 — Eff Yr Blt:
Alt LUC:	— Alt %:
Jurisdict:	— Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 — % AC: 100
Solar HW:	Yes — Central Vac: NO
% Com Wal	0 — % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	GD - Good	12. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		12.6 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.94096118
Const Adj.:	1.00979996
Adj $ / SQ:	158.680
Other Features:	63231
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1196660
Depreciation:	150779
Depreciated Total:	1045881

COMMENTS

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: 8			BRs: 4			Baths: 4			HB 1		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

| WtAv$/SQ: | | AvRate: | | Ind.Val 1393295.591 |

Field	Value	Field	Value
Juris. Factor:		Before Depr:	277.69
Special Features:	0	Val/Su Net:	171.91
Final Total:	1045900	Val/Su SzAd	332.88

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,305	158.680	365,759
BMT	BASEMENT	1,506	54.550	82,147
TQS	3/4 STORY	837	158.680	132,816
GAR	GARAGE	596	38.520	22,958
PAT	PATIO	408	14.980	6,112
OSP	SCRN PORCH	272	24.070	6,548
OFP	OPEN PORCH	124	16.050	1,990
GRN	GRN	36	62.360	2,245
Net Sketched Area:	6,084		Total:	620,575
Size Ad	3142	Gross Area	6363	FinArea 3519

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	A	0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID
142 7 0

SPEC FEATURES/YARD ITEMS

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
3	GARAGE	D	Y	1	20x25	A	AV	1986	38.52	T	54	101			8,900			8,900
101	SOLAR PV	A	Y	1	12	A	AV	1986	0.00	M	0	101						

| More: N | Total Yard Items: | 8,900 | Total Special Featues: | | Total: | 8,900 |