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1 of 3

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,580,000 / 3,132,000
USE VALUE: 1,580,000 / 3,132,000
ASSESSed: 1,580,000 / 3,132,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 40, BAKER BRIDGE RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Postal, Type. Row 1: LOVELANE SPEC NEEDS PROG INC, LINCOLN, MA, 01773

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal, Type. Row 1: FORTY BAKER BR RD LOVE LN LLC - , LINCOLN, MA, 01773

NARRATIVE DESCRIPTION

This parcel contains 5.01 ACRES of land mainly classified as CHARITY with a COLONIAL Building built about 1952, having primarily WOOD SHING Exterior and 2332 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z R-1 Single Fam 100 water A SEPTIC

LAND SECTION (First 7 lines only)

Table with columns: 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

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 905, 5.010, 426,500, 1,153,500, 1,580,000

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025, 905, FV, 1,857,900, 2500, 5.01, 1,123,100, 2,983,500, Year End Roll, 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: FORTY BAKER BR, 43191-596, 6/30/2004, INVOLV CHARI, 10, No, No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 8/8/2024, R-24-0146, ROOF, 98,142, C, Strip & re-roof ba

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 1/5/2022, INSPECTED, 5, TB

Sign: VERIFICATION OF VISIT NOT DATA



Table with columns: USER DEFINED, Prior Id # 1, Prior Id # 2, Prior Id # 3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio

