

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOVELANE SPEC NEEDS PROG INC
Owner 2:	
Owner 3:	
Street 1:	40 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 5.01 ACRES of land mainly classified as CHARITY with a BARN Building built about 2004, having primarily WOOD SHING Exterior and 4349 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

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
905	CHARITY		0		SQUARE FE	PRIME SITE		0	0.	0.00	R5																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 5	Total:		SpI Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	0.000	747,800	2,700		750,500
Total Card 0.000 747,800 2,700 750,500					
Total Parcel 5.010 1,975,800 2,700 1,153,500 3,132,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 172.58		/Parcel: 160.64	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA / /

Total:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	55 8 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:	

!1516!

PRINT

Date	Time
09/26/25	16:36:06

LAST REV

Date	Time
06/12/09	15:18:13

apro	1516
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