

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 2,548,900 / 2,548,900
 USE VALUE: 2,548,900 / 2,548,900
 ASSESSED: 2,548,900 / 2,548,900



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	QUELCH JOYCE A
Owner 2:	
Owner 3:	
Street 1:	57 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	QUELCH TR - JOHN A
Owner 2:	QUELCH TR - JOYCE A
Street 1:	57 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.855 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1842, having primarily CLAPBOARD Exterior and 5734 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.018		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									630						600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.855	1,489,900	16,000	1,043,000	2,548,900
Total Card 1.855 1,489,900 16,000 1,043,000 2,548,900					
Total Parcel 1.855 1,489,900 16,000 1,043,000 2,548,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 444.49		/Parcel: 444.49	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,440,900	15000	1.855	1,012,600	2,468,500		Year End Roll	12/2/2024
2024	101	FV	1,380,800	15000	1.855	992,500	2,388,300		Year end	11/9/2023
2023	101	FV	1,164,600	15000	1.855	840,500	2,020,100	2,020,100	Year end	11/3/2022
2022	101	FV	1,088,500	18500	1.855	768,500	1,875,500	1,875,500	Year End Roll	10/19/2021
2021	101	FV	1,190,200	18500	1.855	800,500	2,009,200	2,009,200	Year End Roll	10/15/2020
2020	101	FV	1,266,600	18500	1.855	800,500	2,085,600	2,085,600	Year End Roll	9/26/2019
2019	101	FV	1,265,100	18500	1.855	797,300	2,080,900	2,080,900	Create Final va	6/4/2019
2018	101	FV	1,265,100	18500	1.855	797,300	2,080,900	2,080,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUELCH TR,JOHN	69401-287		6/8/2017	FAMILY		1	No	No	
QUELCH TR,JOHN	62010-48		6/13/2013	TRADE		1	No	No	Traded 689 sq ft with parcel 142-17-0
QUELCH JOHN A,	54095-433		1/4/2010	FAMILY		1	No	No	
WARREN FELDBERG	19090-477		6/1/1988		1,152,500		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2021	R-21-0058	ROOF	31,500	C				Strip & re-roof dw
6/29/2015	6129	RENOVATI	5,000	C				Remodel living roo
7/2/2013	5460	RENOVATI	80,000	C	5/8/2014			add side entry & r
1/13/2010	4370	RENOVATI	50,000	C	10/7/2015			reno existing bmt;
4/9/2008	3912	RENOVATI	165,000	C	6/1/2009			attic remodel
8/11/2003	2745	MANUAL	12,000	C	5/15/2004			rem bath & dressin
5/30/1995	727-95	ROOF	22,000	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
3/3/2016	PERMIT VISIT	618	G BOURGAULT
5/8/2014	MEAS/EXT INS	25	D ERSKINE
7/15/2010	MEAS+INSPCTD	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
6/26/2008	MEAS/EXT INS	100	
6/12/2007			
5/15/2004	MEAS+INSPCTD	615	
11/5/2002	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

