

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GANSON TR JOHN P
Owner 2:	GANSON TR JANET W
Owner 3:	14 LINCOLN NOMINEE TRUST
Street 1:	55 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3104 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.856 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1987, having primarily CLAPBOARD Exterior and 5304 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

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		0.019		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									665						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.856	1,256,400	1,000	1,043,100	2,300,500
Total Card 1.856 1,256,400 1,000 1,043,100 2,300,500					
Total Parcel 1.856 1,256,400 1,000 1,043,100 2,300,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 433.73		/Parcel: 433.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,188,400	1000	1.856	1,012,700	2,202,100		Year End Roll	12/2/2024
2024	101	FV	1,138,400	1000	1.856	992,600	2,132,000		Year end	11/9/2023
2023	101	FV	1,130,400	1000	1.856	840,600	1,972,000	1,972,000	Year end	11/3/2022
2022	101	FV	981,000	1200	1.856	768,600	1,750,800	1,750,800	Year End Roll	10/19/2021
2021	101	FV	944,200	1200	1.856	800,600	1,746,000	1,746,000	Year End Roll	10/15/2020
2020	101	FV	936,000	1200	1.856	800,600	1,737,800	1,737,800	Year End Roll	9/26/2019
2019	101	FV	912,100	1200	1.856	797,400	1,710,700	1,710,700	Create Final va	6/4/2019
2018	101	FV	912,100	1200	1.856	797,400	1,710,700	1,710,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GANSON TR,JOHN	62010-50		6/13/2013	TRADE		1	No	No	Traded 689 sq ft with parcel 142-16-0
HELLER ERIC J,	42236-276		3/15/2004		1,590,000	No	No		
STONE EDMUND	23431-315		7/16/1993		890,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2015	6086	MANUAL	10,000	C				Sheet metal work f
7/29/2004	2989	W/S FLUE		C	3/14/2005			
1/5/1999	1606	W/S FLUE		C	4/14/1999			
10/14/1993	368	STABLE	40,000	C	12/13/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
5/23/2007	MEAS/EXT INS	616	D MANZELLO
4/14/1999	MEAS/EXT INS	602	
10/7/1995	MEAS+INSPCTD	606	
8/3/1995	INSPECTED	600	
6/9/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 56 10 4

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:

