

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,775,300 / 1,775,300
 USE VALUE: 1,775,300 / 1,775,300
 ASSESSED: 1,775,300 / 1,775,300



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAUCH DAVID E
Owner 2:	
Owner 3:	
Street 1:	54 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CARROLL SCHOOL -
Owner 2:	-
Street 1:	25 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 5.383 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1967, having primarily WOOD Exterior and 3034 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 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		1.84		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									64,400					64,400		
101	ONE FAM		1.706		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									11,942					11,900	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.383	648,500	8,100	1,118,700	1,775,300
Total Card 5.383 648,500 8,100 1,118,700 1,775,300					
Total Parcel 5.383 648,500 8,100 1,118,700 1,775,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 585.21		/Parcel: 585.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	610,700	7600	5.383	1,088,300	1,706,600		Year End Roll	12/2/2024
2024	101	FV	619,600	7600	5.383	1,057,400	1,684,600		Year end	11/9/2023
2023	101	FV	480,600	7600	5.383	905,400	1,393,600	1,393,600	Year end	11/3/2022
2022	101	FV	415,200	7600	5.383	833,400	1,256,200	1,256,200	Year End Roll	10/19/2021
2021	904	FV	375,800	7600	5.383	865,400	1,248,800	1,248,800	Year End Roll	10/15/2020
2020	904	FV	342,700	7600	5.383	865,400	1,215,700	1,215,700	Year End Roll	9/26/2019
2019	904	FV	319,500	7600	5.383	862,200	1,189,300	1,189,300	Create Final va	6/4/2019
2018	904	FV	319,500	7600	5.383	862,200	1,189,300	1,189,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARROLL SCHOOL,	78154-556		6/30/2021	INVOLV CHARI	1,721,000	No	No		
BOWER JOSEPH L	44432-455		1/6/2005	INVOLV CHARI	1,395,000	No	No		
BOWER, JOSEPH L	26326-184		5/17/1996	CONVENIENC		1	No	No	
	11357-241		7/19/1967		15,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2021	R-21-0170	BATH	77,930	O				Renovate 1st floor
1/8/2015	5992	KITCHEN	53,000	C	5/29/2015			Remodel the reside
6/7/2011	4754	TEMPORAR		C				tents from 6/14 to
11/5/2010	4601	ROOF		C				strip and re-roof
6/1/2010	4472	TEMPORAR		C				tent 6/10 to 6/15
3/22/2005	3140	RENOVATI	30,000	C	6/11/2005			2 decks

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
5/29/2015	PERMIT VISIT	619	DH
6/11/2005	MEAS/EXT INS	615	
1/11/1996	MEAS+INSPCTD	606	
1/7/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

