Total Card / Total Parcel
APPRAISED: 2,174,300 / 2,174,300
USE VALUE: 2,174,300 / 2,174,300
ASSESSED: 2,174,300 / 2,174,300

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10.100	815,200	90,400	1,268,700	2,174,300
Total Card	10.100	815,200	90,400	1,268,700	2,174,300
Total Parcel	10.100	815,200	90,400	1,268,700	2,174,300

Source: Market Adj Cost   Total Value per SQ unit /Card: 818.95   /Parcel: 818.95

Legal Description

User Acct 0

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 01/05/22

!1774!

OWNERSHIP
Unit #:

Owner 1:	NOGUEIRA EHREN MILLER
Owner 2:	NOGUEIRA ANGEL MARIO
Owner 3:	
Street 1:	64 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-3105	Type:

PREVIOUS OWNER

Owner 1:	LYTTON - MEGHAN K
Owner 2:	-
Street 1:	64 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773-3105

PREVIOUS ASSESSMENT

Parcel ID: 142 15 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	754,000	10500	10.1	1,238,300	2,002,800		Year End Roll	12/2/2024
2024	101	FV	823,800	10500	10.1	1,185,900	2,020,200		Year end	11/9/2023
2023	101	FV	724,500	10500	10.1	1,033,900	1,768,900	1,768,900	Year end	11/3/2022
2022	101	FV	278,000	2500	10.1	961,900	1,242,400	1,242,400	Year End Roll	10/19/2021
2021	101	FV	264,800	2500	10.1	993,900	1,261,200	1,261,200	Year End Roll	10/15/2020
2020	101	FV	261,200	2500	10.1	993,900	1,257,600	1,257,600	Year End Roll	9/26/2019
2019	101	FV	259,300	2500	10.1	990,700	1,252,500	1,252,500	Create Final va	6/4/2019
2018	101	FV	259,300	2500	10.1	990,700	1,252,500	1,252,500	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	17:05:15

LAST REV
Date	Time
05/19/25	14:53:40

apro

PAT ACCT. 1774

USER DEFINED

Prior Id # 1:	62 4 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYTTON,MEGHAN K	80079-46		5/4/2022		1,850,000	No	No		
AMMEN,JONATHAN	79088-244		11/5/2021		2,050,000	No	No		
AMMEN DAVID,	27853-137		11/7/1997	FAMILY	312,500	No	No	1/2 INT	
AMMEN JONATHAN	27853-135		11/7/1997	CONVENIENC	99	No	No	HIS 1/2 INT	
FLEET NATIONAL	27853-133		11/7/1997	CONVENIENC	12,500	No	No	1/2 INT	
AMMEN DAVID L,	27853-131		11/7/1997	CONVENIENC	99	No	No	1/2 INT	
DAVID + JUDITH	17722-135		12/29/1986	FAMILY		No	No		

NARRATIVE DESCRIPTION

This parcel contains 10.1 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1956, having primarily CLAPBOARD Exterior and 2655 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2024	R-24-0110	RENO-BAR	119,500	C				Construct 32x36 ho
7/25/2023	R-23-0175	SOLAR PA	37,484	C				Roof mounted PV so
2/9/2023	R-23-0029	SOLAR PA	37,393	C				Install roof mount
5/3/2021	R-21-0076	ROOF	42,608	C	9/7/2021			Strip & re-roof 53
8/27/2020	R-20-0141	ROOF	55,000	C	9/7/2021			Structural & roof
4/29/1998	1398	RENOVATI	22,000	C	2/20/1999			REN BED, 2 BAS 6/1
3/16/1998	1355	MANUAL	15,000	C	6/16/1998			REMOD KIT 6/16/98

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2025	INFO FM PRMT	7	SB
5/3/2022	INFO FR MLS	625	J Frank
1/5/2022	INSPECTED	5	TB
2/27/2017	MEAS/EXT INS	4	JG
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
1/31/2001	ABATE-INSPEC	600	
2/20/1999	MEAS+INSPCTD	602	
6/16/1998	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA   ___/___/___

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 Influ	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		6.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									210,455						210,500	
101	ONE FAM		2.25		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									15,750						15,800	Wetland

| Total AC/HA: 10.09955 | Total SF/SM: 439936 | Parcel LUC: 101 | ONE FAM | Prime NB Desc RES CAT 5 | Total: 1,268,605 | Spl Credit | Total: 1,268,700 |

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 — Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	7 - SHED
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B - GOOD
Year Blt:	1956 — Eff Yr Blt: 1990
Alt LUC:	— Alt %:
Jurisdict:	— Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	2
% Heated:	100 — % AC: 0
Solar HW:	NO — Central Vac: NO
% Com Wal	0 — % Sprinkled 0

BATH FEATURES

Field		Rating
Full Bath	3	GOOD
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:	1	
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Field		Rating
Kits:	1	VERY GOOD
A Kits:		
Frpl:	1	AVERAGE
WSFlue:	2	AVERAGE

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field		%
Phys Cond:	GD - Good	11. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.2 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	1.04629636
Const Adj.:	0.98960400
Adj $ / SQ:	172.915
Other Features:	88000
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	918074
Depreciation:	102824
Depreciated Total:	815249

COMMENTS

RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | | | | | | | | | # Units | 1 |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3			Baths: 3			HB 1		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	1998
Heating:	1998
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1229610.537
Juris. Factor:		Before Depr:	250.73
Special Features:	0	Val/Su Net:	192.86
Final Total:	815200	Val/Su SzAd	402.57

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,025	172.910	350,153
GAR	GARAGE	1,305	38.520	50,269
LLV	LOWR LEVEL	630	216.140	136,171
EFP	ENCL PORCH	152	38.520	5,855
CNP	CANOPY	115	23.540	2,707

Net Sketched Area:	4,227	Total:	545,155
Size Ad	2025	Gross Area	4227 — FinArea 2655

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	G	

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID

142 15 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	PATIO	D	Y	1	940	A	GD	2017	14.98	T	20	101			11,300			11,300
31	BARN	D	Y	1	1152	E	EX	2025	65.54	T	0	101			75,500			75,500
40	LEAN-TO	D	Y	1	320	E	EX	2025	11.23	T	0	101			3,600			3,600

More: N	Total Yard Items:	90,400	Total Special Featues:		Total:	90,400