Map	Lot	Sublot	Building	Unit	CARD
142	14	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,470,400	/	1,470,400
USE VALUE:	1,470,400	/	1,470,400
ASSESSED:	1,470,400	/	1,470,400

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ELLIOTT JOCELYN
Owner 2:	
Owner 3:	
Street 1:	60 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	ELLIOTT TR - PEGGY P
Owner 2:	-
Street 1:	60 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This parcel contains 4.92 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily CLAPBOARD Exterior and 2806 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.920	335,000	13,100	1,122,300	1,470,400
Total Card	4.920	335,000	13,100	1,122,300	1,470,400
Total Parcel	4.920	335,000	13,100	1,122,300	1,470,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.02 | /Parcel: 524.02

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/05/22

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142 14 0

!1778!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	307,900	12200	4.92	1,091,900	1,412,000		Year End Roll	12/2/2024
2024	101	FV	304,300	12200	4.92	1,060,500	1,377,000		Year end	11/9/2023
2023	101	FV	260,900	12200	4.92	908,500	1,181,600	1,181,600	Year end	11/3/2022
2022	101	FV	228,000	12900	4.92	836,500	1,077,400	1,077,400	Year End Roll	10/19/2021
2021	101	FV	209,400	12900	4.92	868,500	1,090,800	1,090,800	Year End Roll	10/15/2020
2020	101	FV	205,600	12900	4.92	868,500	1,087,000	1,087,000	Year End Roll	9/26/2019
2019	101	FV	203,800	12900	4.92	865,300	1,082,000	1,082,000	Create Final va	6/4/2019
2018	101	FV	203,400	12700	4.92	865,300	1,081,400	1,081,400	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:05:42

LAST REV

Date	Time
06/21/22	13:54:49
blakeley	

USER DEFINED

Prior Id # 1:	63 1 1
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

PAT ACCT. 1778

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLIOTT TR,PEGG	77305-418		3/23/2021	CONVENIENC	1	No	No		
ELLIOTT PEGGY P	53882-79		11/23/2009	FAMILY	1	No	No		
WILLIAM G.ELLIO	17394-546		9/15/1986	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2021	R-21-0207	SOLAR PA	33,782	O	2/2/2022			Install 48 roof-mo
10/28/2020	R-20-0193	MANUAL	15,600	O	12/18/2020			Weatherization/air
10/26/2020	SH-20-0021	SHEET MT	6,500	O				Sheet metal work f
10/26/2020	MEC-20-000(	MANUAL	7,500	O				Installation of ai
3/24/2015	6032	ROOF	7,250	C				Strip and re-roof
4/14/2009	4149	ROOF		C				re-roof part of dw
8/6/2008	4019	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/2/2008	MEAS/EXT INS	25	D ERSKINE
12/9/2004	M&L COMPLETE	615	
10/7/1995	MEAS+INSPCTD	606	

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

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		2.083		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									72,905						72,900	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									7,000						7,000	Wetland

Total AC/HA:	4.91955	Total SF/SM:	214296	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,122,305	Spl Credit		Total:	1,122,300

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

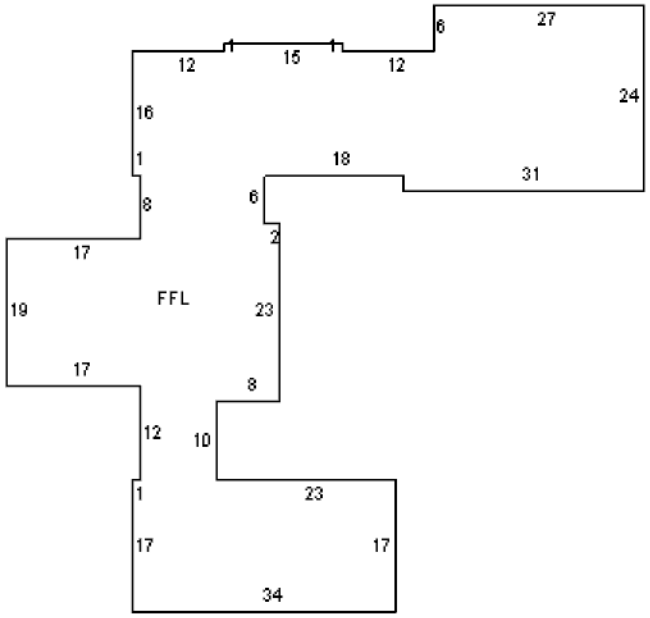
Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	FAIR

OTHER FEATURES

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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:	8	BRs:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL	50	%
Partition:	T - TYPICAL		
Prim Floors:	5 - LINO/VINYL		
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:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	32.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	32.5	%

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.96382749
Const Adj.:	0.99000001
Adj $ / SQ:	159.350
Other Features:	49125
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496260
Depreciation:	161285
Depreciated Total:	334976

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1112372.083

Juris. Factor:		Before Depr:	159.35
Special Features:	0	Val/Su Net:	119.39
Final Total:	335000	Val/Su SzAd	119.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,806	159.350	447,135

Net Sketched Area:	2,806			Total:	447,135
Size Ad	2806	Gross Area	2806	FinArea	2806

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 142 14 0

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
3	GARAGE	D	Y	1	33X24	A	AV	1957	38.52	T	60	101			12,200			12,200
2	SHED/FR	D	Y	1	10x14	A	AV	2000	16.05	T	60	101			900			900

More:	N	Total Yard Items:	13,100	Total Special Featues:		Total:	13,100