

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KIRK KATHERINE R
Owner 2:	GEFTER MALCOLM L
Owner 3:	
Street 1:	46 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	Gefter - Malcolm L
Owner 2:	-
Street 1:	46 Baker Bridge Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This parcel contains 5.1 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily WOOD SHING Exterior and 4181 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 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
				Sewer		
				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		3.233		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									113,155						113,200	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									210						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.100	1,034,700		1,155,800	2,190,500
Total Card 5.100 1,034,700 1,155,800 2,190,500					
Total Parcel 5.100 1,199,600 1,155,800 2,355,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 523.92		/Parcel: 476.37	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,105,500	0	5.1	1,125,400	2,230,900		Year End Roll	12/2/2024
2024	101	FV	1,092,700	0	5.1	1,089,200	2,181,900		Year end	11/9/2023
2023	101	FV	958,700	0	5.1	937,200	1,895,900	1,895,900	Year end	11/3/2022
2022	101	FV	842,900	0	5.1	865,200	1,708,100	1,708,100	Year End Roll	10/19/2021
2021	101	FV	786,400	0	5.1	897,200	1,683,600	1,683,600	Year End Roll	10/15/2020
2020	101	FV	775,100	0	5.1	897,200	1,672,300	1,672,300	Year End Roll	9/26/2019
2019	101	FV	732,800	0	5.1	894,000	1,626,800	1,626,800	Create Final va	6/4/2019
2018	101	FV	732,800	0	5.1	894,000	1,626,800	1,626,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Gefter, Malcolm	60528-216		11/20/2012	FAMILY		1	No	No	
DUFFY JAMES E I	21996-256		5/1/1992		690,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2016	6333	ROOF	16,665	C				Strip & re-roof ex
10/27/2014	5948	WDK	11,966	C	5/29/2015			replace deck on 2n
9/28/1999	1812	MANUAL	30,000	C	4/17/2000			gazebo 4/17/00 1
9/16/1998	1528	RENOVATI	47,000	C	2/20/1999			
7/23/1998	1470	GARAGE	150,000	C	5/29/1999			2/20/99 75% finish
12/15/1992	183	RENO-ADD	139,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
5/29/2015	PERMIT VISIT	619	DH
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
4/17/2000	MEAS/EXT INS	611	
5/29/1999	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	
6/9/1994	FIELDREV CHG	600	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	63 2 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:	

PRINT  
 Date Time  
 09/26/25 17:05:49  
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 01/05/22 12:46:28  
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