

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLS TR JON D
Owner 2:	JON D MILLS 2015 TRUST
Owner 3:	
Street 1:	44 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MILLS - JON D
Owner 2:	MILLS - KIKUKO
Street 1:	44 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 6. ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2008, having primarily CLAPBOARD Exterior and 7663 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 1 HalfBath, 15 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	
130	LAND		4.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									145,705						145,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	4.163			145,700	145,700
101	1.837	1,410,300		1,042,400	2,452,700
Total Card		6.000	1,410,300	1,188,100	2,598,400
Total Parcel		6.000	1,410,300	1,188,100	2,598,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 339.08		/Parcel: 339.08	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,329,900	0	6.	1,157,700	2,487,600		Year End Roll	12/2/2024
2024	101	FV	1,287,500	0	6.	1,116,900	2,404,400		Year end	11/9/2023
2023	101	FV	1,287,500	0	6.	964,900	2,252,400	2,252,400	Year end	11/3/2022
2022	101	FV	1,108,900	0	6.	892,900	2,001,800	2,001,800	Year End Roll	10/19/2021
2021	101	FV	1,130,600	0	6.	924,900	2,055,500	2,055,500	Year End Roll	10/15/2020
2020	101	FV	1,076,300	0	6.	924,900	2,001,200	2,001,200	Year End Roll	9/26/2019
2019	101	FV	972,800	0	6.	921,700	1,894,500	1,894,500	Create Final va	6/4/2019
2018	101	FV	972,800	0	6.	921,700	1,894,500	1,894,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLS,JON D	66192-136		10/7/2015	FAMILY		1	No	No	
ALLEN SUSAN TR,	48343-456		10/19/2006		1,150,000	No	No		
TJAN ANTHONY,	47360-267		4/26/2006	INVOLV CHARI	1,700,000	No	No		
HOLLAND ANNA L	43775-402		9/24/2004		1,240,000	No	No		
HOLLAND TAFFY K	41636-561		12/18/2003	CONVENIENC		1	No	No	
HOLLAND, TAFFY	23759-341		10/13/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2008	3960	NEW HOME	897,750	C	6/12/2009			new home
11/5/2007	3813	MANUAL	50,000	C	6/12/2008			foundation only
12/6/2004	3100	DEMOLITI		C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
11/1/2018	INSPECTED	622	K Cuoco
10/5/2018	MEAS/EXT INS	622	K Cuoco
4/22/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	
6/2/2008	CERT OF OCC	10	MARK R
4/13/2005	MEAS/EXT INS	600	
12/9/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	63 3 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:	

