

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	LINCOLN LAND CONSERVATION TR -
Owner 2:	-
Street 1:	PO BOX 6022
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 10.3 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
905	CHARITY		80000		SQUARE FE	UNDEV	0.2	0	13.03	0.20	R5									208,480						208,500	Access
905	CHARITY		8.463		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									296,205						296,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	10.300			504,700	504,700
Total Card	10.300			504,700	504,700
Total Parcel	10.300			504,700	504,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV		0	10.3	498,600	498,600		Year End Roll	12/2/2024
2024	905	FV		0	10.3	452,300	452,300		Year end	11/9/2023
2023	905	FV		0	10.3	421,900	421,900	421,900	Year end	11/3/2022
2022	905	FV		0	10.3	407,500	407,500	407,500	Year End Roll	10/19/2021
2021	905	FV		0	10.3	413,900	413,900	413,900	Year End Roll	10/15/2020
2020	905	FV		0	10.3	413,900	413,900	413,900	Year End Roll	9/26/2019
2019	905	FV		0	10.3	413,300	413,300	413,300	Create Final va	6/4/2019
2018	905	FV		0	10.3	413,300	413,300	413,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULVER PERRY J	13364-53		12/29/1977			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	63 5 2
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:	

!1783!

PRINT

Date	Time
09/26/25	17:06:27

LAST REV

Date	Time
04/29/13	14:31:50

brennanp 1783

