	Total Card /	Total Parcel
APPRAISED:	2,769,500 /	2,769,500
USE VALUE:	2,769,500 /	2,769,500
ASSESSED:	2,769,500 /	2,769,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SONNEN-CAMPBELL TR DEBRA ANN
Owner 2:	CAMPBELL TR ROBERT J
Owner 3:	DEBORAH SONNEN-CAMPBELL REV T
Street 1:	42 BAKER BRIDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01773		Type:	

PREVIOUS OWNER

Owner 1:	CAMPBELL - ROBERT
Owner 2:	CAMPBELL - DEBRA
Street 1:	242 WESTERN AVENUE
Twn/City:	SHERBORN
St/Prov:	MA	Cntry	
Postal:	01770	

NARRATIVE DESCRIPTION

This parcel contains 3.933 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2022, having primarily CONC.PANEL Exterior and 4824 Square Feet, with 0 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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:			Topo		
D				Street	1	PAVED
s				Gas:	4	MEDIUM
t						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.933	1,644,700	9,000	1,115,800	2,769,500
Total Card	3.933	1,644,700	9,000	1,115,800	2,769,500
Total Parcel	3.933	1,644,700	9,000	1,115,800	2,769,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 574.11 | /Parcel: 574.11

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	04/25/22

Patriot Properties Inc.

Parcel ID 142 11 0

!2696!

USER DEFINED

Prior Id # 1:	63 9 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	19:10:33

LAST REV

Date	Time
08/19/24	14:47:59
apro	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,512,500	8400	3.933	1,085,400	2,606,300		Year End Roll	12/2/2024
2024	101	FV	1,452,600	0	3.933	1,054,900	2,507,500		Year end	11/9/2023
2023	101	FV	1,253,100	0	3.933	902,900	2,156,000	2,156,000	Year end	11/3/2022
2022	130	FV		0	3.933	830,900	830,900	830,900	Year End Roll	10/19/2021
2021	130	FV		0	3.933	862,900	862,900	862,900	Year End Roll	10/15/2020
2020	904	FV		0	3.933	862,900	862,900	862,900	Year End Roll	9/26/2019
2019	904	FV		0	3.933	859,700	859,700	859,700	Create Final va	6/4/2019
2018	904	FV		0	3.933	859,700	859,700	859,700	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT | | PAT ACCT. | 2696

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL,ROBERT	80105-551		5/10/2022	CONVENIENC	1	No	No		
CARROLL SCHOOL,	73433-130		10/9/2019	INVOLV CHARI	750,000	No	No		
FORTY BAKER BR	43192-1		6/30/2004	INVOLV CHARI	10	No	No		
IRWIN MARY M,	38410-75		3/19/2003	CHD>SALE	2,700,000	No	No		
	7778-514		7/19/1951		7,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2023	R-23-0205	SOLAR PA	81,000	C				Solar panels on ro
9/28/2022	R-22-0237	BARN	25,000	O				Install pre-fabric
6/30/2021	R-21-0153	POOL	70,000	O	8/30/2022			Install inground s
4/15/2021	SH-21-0001	SHEET MT	50,000	O				Sheet metal work t
12/29/2020	R-20-0238	NEW HOME	1,359,000	C	8/30/2022			New single family
2/20/2004	2854	MANUAL	770,000	C	6/12/2004			indr riding arena
12/17/2003	2837	BARN	35,000	C	6/12/2004			foundation for bar

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2024	PERMIT VISIT	605	BOA
7/19/2022	QUESTIONNAIR	625	J Frank
4/25/2022	INSPECTED	625	J Frank

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		2.09645		ACRES	EXCESS ACRE	0		35,000.	1.00	R5									73,376						73,400	

Total AC/HA:	3.93300	Total SF/SM:	171321	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,115,776	Spl Credit		Total:	1,115,800

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	Total: 0
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	25 - CONC.PANEL
Sec Wall:	16 - STONE VE 10 %
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	A- - V GOOD-
Year Blt:	2022
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	10
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	
Heat Fuel:	10 - PROPANE
Heat Type:	
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal:	
% Sprinkled:	

BATH FEATURES

Field		Rating
Full Bath	3	GOOD
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	GOOD
A HBth:		
OthrFix:	5	

OTHER FEATURES

Field		Rating
Kits:	1	GOOD
A Kits:		
Frpl:	1	GOOD
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value
Phys Cond:	0.0 %
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	0 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.87437809
Const Adj.:	1.04406214
Adj $ / SQ:	152.455
Other Features:	88938
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1644739
Depreciation:	0
Depreciated Total:	1644739

COMMENTS

10/2020 Assigned address of 42 Baker Bridge Rd..

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: 9			BRs: 4			Baths: 3			HB 1		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val 2289352.993

Field	Value	Field	Value
Juris. Factor:		Before Depr:	266.80
Special Features:	0	Val/Su Net:	201.36
Final Total:	1644700	Val/Su SzAd	340.94

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	2,698	152.460	411,324
BMT	BASEMENT	2,126	38.110	81,030
FFL	1ST FLOOR	2,126	152.460	324,120
GAR	GARAGE	572	38.520	22,033
PAT	PATIO	346	14.980	5,183
OSP	SCRN PORCH	300	24.080	7,223

Net Sketched Area:	8,168	Total:	850,912
Size Ad	4824	Gross Area	8168	FinArea	4824

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID 142 11 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
12	POOL I-G	D	Y	1	15x30	A	AV	2022	23.54	T	15	101			9,000			9,000

More: N	Total Yard Items:	9,000	Total Special Featues:		Total:	9,000