

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GLASS TR FLORENCE M
Owner 2:	GLASS TR JOHN B
Owner 3:	7 BAKER BRIDGE RD NOM TR
Street 1:	7 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN CENTER
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1895, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	B	CESSPL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		4	0946.39844	SQUARE FE	PRIME SITE		0	8.08	1.668	R4									551,734						551,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	149,700	18,400	0.940	551,700	719,800		0
							GIS Ref
							GIS Ref
Total Card	149,700	18,400	0.940	551,700	719,800	Entered Lot Size	
Total Parcel	149,700	18,400	0.940	551,700	719,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		411.08	/Parcel:	411.08	Insp Date
						Land Unit Type:	10/24/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	149,700	18400	.94	551,700	719,800	719,800	Year End Roll	9/28/2017
2017	101	FV	142,800	18400	.94	546,300	707,500	707,500	Year End Roll	9/29/2016
2016	101	FV	140,000	18400	.94	530,600	689,000	689,000	Year End Roll	1/14/2016
2015	101	FV	134,500	18400	.94	491,000	643,900	643,900	Year End	10/2/2014
2014	101	FV	133,100	18400	.94	457,500	609,000	609,000	Year End Roll	1/23/2014
2013	101	FV	130,300	18400	.94	443,800	592,500	592,500	Year End Roll	10/25/2012
2012	101	FV	135,100	18400	.94	460,900	614,400	614,400	Year End	1/26/2012
2011	101	FV	139,400	18400	.94	476,600	634,400	634,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLASS, FLORENCE	26888-592		12/9/1996	CONVENIENC		1	No	No		
GLASS, JOHN B.	26888-591		12/9/1996	CONVENIENC		1	No	No		
PHYLLIS MACNEIL	10870-358		7/19/1965		40750	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/26/2001	2283	ROOF		C				horse barn

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
6/11/2005	M&L COMPLETE	615	D VELUTTI
10/6/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

