

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TYLKO TR JOHN J		
Owner 2:			
Owner 3:			
Street 1:	34 BAKER BRIDGE RD		
Street 2:			
Twn/City:	LINCOLN		
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 5.45 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		3.613		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									108,390						108,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	710,000	300	5.450	905,200	1,615,500
Total Card	710,000	300	5.450	905,200	1,615,500
Total Parcel	710,000	300	5.450	905,200	1,615,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		325.62	/Parcel: 325.62

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

GIS Ref
GIS Ref
Insp Date
02/20/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	710,000	1500	5.45	905,200	1,616,700	1,616,700	Year End Roll	9/28/2017
2017	101	FV	689,200	1500	5.45	905,200	1,595,900	1,595,900	Year End Roll	9/29/2016
2016	101	FV	662,200	1500	5.45	853,200	1,516,900	1,516,900	Year End Roll	1/14/2016
2015	101	FV	655,400	1500	5.45	798,000	1,454,900	1,454,900	Year End	10/2/2014
2014	101	FV	608,100	1500	5.45	788,400	1,398,000	1,398,000	Year End Roll	1/23/2014
2013	101	FV	594,500	1500	5.45	768,400	1,364,400	1,364,400	Year End Roll	10/25/2012
2012	101	FV	608,100	1500	5.45	788,400	1,398,000	1,398,000	Year End	1/26/2012
2011	101	FV	642,300	1500	5.45	834,800	1,478,600	1,478,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PERRY CULVER	17003-156		5/16/1986		758500	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/9/1994	486-94	ROOF		C	8/18/1995			
10/5/1993	359	ADDITION	120,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/9/2004	M&L COMPLETE	615	D VELUTTI
10/7/1995	MEAS+INSPCTD	606	J SMITH
8/23/1995	PERMIT VISIT	606	J SMITH
12/15/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA      / /



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	63 5 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:	

