



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARROLL SCHOOL
Owner 2:	
Owner 3:	
Street 1:	25 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FORTY BAKER BR RD LOVE LN LLC -
Owner 2:	-
Street 1:	PO BOX 716
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.933 ACRES of land mainly classified as PSCHOOL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
904	PSCHOOL		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
905	CHARITY		2.09645		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									62,894						62,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
904			1.837	796,800	796,800		
905			2.096	62,900	62,900		
Total Card			3.933	859,700	859,700	Entered Lot Size	
Total Parcel			3.933	859,700	859,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	904	FV		0	3.933	859,700	859,700	859,700	Year End Roll	9/28/2017
2017	904	FV		0	3.933	859,700	859,700	859,700	Year End Roll	9/29/2016
2016	904	FV		0	3.933	807,700	807,700	807,700	Year End Roll	1/14/2016
2015	904	FV		0	3.933	752,500	752,500	752,500	Year End	10/2/2014
2014	904	FV		0	3.933	742,900	742,900	742,900	Year End Roll	1/23/2014
2013	904	FV		0	3.933	722,900	722,900	722,900	Year End Roll	10/25/2012
2012	904	FV		0	3.933	742,900	742,900	742,900	Year End	1/26/2012
2011	904	FV		0	3.933	789,300	789,300	789,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FORTY BAKER BR	43192-1		6/30/2004	INVOLV CHARI	10	No	No			
IRWIN MARY M,	38410-75		3/19/2003	CHD>SALE	2700000	No	No			
	7778-514		7/19/1951		7500	No	No			

BUILDING PERMITS

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

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

