PROPERTY LOCATION

No 40
All No 0
Lot 10
Sublot

Direction/Street/City BAKER BRIDGE RD, LINCOLN

OWNERSHIP

Owner 1: LOVELANE SPEC NEEDS PROG INC
Owner 2: 
Owner 3: 

Street 1: 40 BAKER BRIDGE RD
Street 2: 

Twn/City: LINCOLN
St/Prov: MA

IN PROCESS APPRAISAL SUMMARY

Use Code Building Value Yard Items Land Size Land Value Total Value
905 318,900 5.010 895,200 1,214,100

Land Size Total Card 318,900 5.010 895,200 1,214,100
Total Parcel 1,702,300 3.800 895,200 2,601,300

Source: Market Adj Cost
Total Value per SQ unit /Card: 620.58
Parcel ID

SALES INFORMATION

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verf Assoc PCL Value Notes
FORTY BAKER BR 43191-596 6/30/04 INVLV CHARI
IRWIN MARY M, 38410-75 3/19/2003 CHD>SALE
7778-514 7/19/1951

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION

This Parcel contains 5.01 ACRES of land mainly classified as CHARITY with a(n) COLONIAL Building built about 1952. Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 Half Baths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code Descr/No Amount Com. Int

PROPERTY FACTORS

Item Code Descr % Item Code Descr
2 R1 Residential 100 U a SEPTIC
0 

Census: Exempt
Flood Haz: 

0 Topo
s Street 1 PAVED
1 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 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 PRIME SITE 0 1.00 1.000 R5 800,000 800,000
905 CHARITY 3.17344 ACRES 30,000. 1.000 R5 95,203 95,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.
Database: FY2020
address of residence is 40A, Sec 14 Acc apt, offices, tack rm in barn second floor. Offices, 2HB, kit, tack rm on first fl.