### Land Value

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Use Code</th>
<th>Building Value</th>
<th>Yard Items</th>
<th>Land Size</th>
<th>Land Value</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>101</td>
<td>622,300</td>
<td>5.100</td>
<td>897,200</td>
<td>1,519,500</td>
<td></td>
</tr>
</tbody>
</table>

### Other Assessments

- **Tax Year:** 2019-2020
- **Owner:** Gefter, Malcolm L
- **Address:** 46 Baker Bridge Rd, Lincoln, MA

### NARRATIVE DESCRIPTION

This Parcel contains 5.1 ACRES of land mainly classified as RESIDENTIAL with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 Half/Baths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

### PREVIOUS ASSESSMENT

<table>
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<tr>
<th>Tax Year</th>
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### BUILDING PERMITS

- **Permit #1:** 60528-216
- **Date:** 11/20/2012
- **FAMILY:** 1/12/2012

### ACTIVITY INFORMATION

- **Last Rev:** 05/10/16
- **Name:** blakeley

### LAND FACTORS

- **Residential:** 100
- **Commercial:** 1

### Land Section (First 7 lines only)

- **Total AC/HA:** 5.0955
- **Total SF/SM:** 222136.39
- **Parcel LUC:** 101
- **Use Code:** 101
- **Description:** RES CAT 5

**Disclaimer:** This Information is believed to be correct but is subject to change and is not warranted.
**Residential Grid**

1st Res Grid Desc: Line 1 - # Units: 1

- Level: FY 1
- Description: Line 1 - # Units: 1

**Other Features**

- Level: Floor 1 - 1ST FLOOR
- Description: Line 1 - # Units: 1

**Remodeling**

- Exterior: No Unit
- Interior: 1992
- Other: Additions:
  - Kitchen:
  - Baths:
  - Plumbing:
  - Electric:
  - Heating:
  - General:

**Calc Summary**

- Basic $ / SQ: 92.00
- Size Adj: 0.89350635
- Const Adj: 1.01999998
- Adj $ / SQ: 83.847
- Other Features: 67000
- Grade Factor: 1.60
- Neighborhood Inf: 1.00000000
- % Heated: 100
- % AC: 100
- Adj Total: 733863
- Depreciation: 111547
- Depreciated Total: 622316

**Comparable Sales**

- Rate: Parcels ID Typ Date Sale Price

**Comparative Sales**

- FFL: 1ST FLOOR 2.525 83.850 211,713
- BMT: BASEMENT 1.560 20.960 32,694
- SFL: 2ND FLOOR 1.436 83.850 120,404
- WDK: WOOD DECK 0.490 17.160 8,408
- HST: HALF STORY 2.20 83.850 18,446

**Sub Area**

- Code: Description: Area - SQ: Rate - AV: Undep Value

**Sub Area Detail**

- Code: Description: Area - SQ: Rate - AV: Undep Value

**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 | JCode JFact | Juris. Value |
|------|-------------|------|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------------|-------------|-------------|

**Parcel ID**

- 142 12 0

**Comments**

1998 New septic & well added for garage/apt (workshop).

**Sketch**

- Assessed by: Patriot Properties, Inc