



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CAMPBELL ROBERT
Owner 2:	CAMPBELL DEBRA
Owner 3:	
Street 1:	242 WESTERN AVENUE
Street 2:	
Twn/City:	SHERBORN
St/Prov:	MA Cntry Own Occ: N
Postal:	01770 Type:

**PREVIOUS OWNER**

Owner 1:	CARROLL SCHOOL -
Owner 2:	-
Street 1:	25 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 3.933 ACRES of land mainly classified as LAND

**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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
130	LAND		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
130			3.933	862,900	862,900		
Total Card						Entered Lot Size	
Total Parcel						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
2020	904	FV		0	3.933	862,900	862,900	862,900	Year End Roll	9/26/2019
2019	904	FV		0	3.933	859,700	859,700	859,700	Create Final value 2019	6/4/2019
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARROLL SCHOOL,	73433-130		10/9/2019	INVOLV CHARI	750000	No	No			
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

