



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 18 |        | BAKER BRIDGE RD, LINCOLN |

**OWNERSHIP**

|           |                               |
|-----------|-------------------------------|
| Owner 1:  | CORKINS TR KATHLEEN KAY       |
| Owner 2:  |                               |
| Owner 3:  | 18 BAKER BRIDGE RD NOMINEE TR |
| Street 1: | 18 BAKER BRIDGE ROAD          |
| Street 2: |                               |
| Twn/City: | LINCOLN                       |
| St/Prov:  | MA Cntry Own Occ: Y           |
| Postal:   | 01773 Type:                   |

**PREVIOUS OWNER**

|           |                      |
|-----------|----------------------|
| Owner 1:  | FRIEDMAN ELEANOR F - |
| Owner 2:  | COHEN JONATHAN J -   |
| Street 1: | 18 BAKER BRIDGE RD   |
| Twn/City: | LINCOLN              |
| St/Prov:  | MA Cntry             |
| Postal:   | 01773-3105           |

**NARRATIVE DESCRIPTION**

This Parcel contains 4.12 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1915, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

**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 Infl | 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          | 11.52      | 1.000 | R6    |            |           |        |   |        |   |        |   | 921,600         |           |   |           |        |      | 921,600   |       |
| 101      | ONE FAM     |          | 2.283       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R6    |            |           |        |   |        |   |        |   | 68,490          |           |   |           |        |      | 68,500    |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value     |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101          | 1,712,600       | 66,600                         | 4.120     | 990,100    | 2,769,300       |
| Total Card   | 1,712,600       | 66,600                         | 4.120     | 990,100    | 2,769,300       |
| Total Parcel | 1,863,400       | 66,600                         | 4.120     | 990,100    | 2,920,100       |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |           | 492.50     | /Parcel: 460.37 |

| Legal Description | User Acct |
|-------------------|-----------|
|                   |           |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit Type:   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 101 | FV  | 1,844,800  | 3700      | 4.12      | 1,028,500  | 2,877,000   | 2,877,000     | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 1,984,000  | 3700      | 4.12      | 988,500    | 2,976,200   | 2,976,200     | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 2,060,900  | 3700      | 4.12      | 963,700    | 3,028,300   | 3,028,300     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 2,060,900  | 3700      | 4.12      | 963,700    | 3,028,300   | 3,028,300     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 1,938,200  | 3700      | 4.12      | 963,700    | 2,905,600   | 2,905,600     | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 1,885,600  | 3700      | 4.12      | 937,300    | 2,826,600   | 2,826,600     | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 1,866,900  | 3700      | 4.12      | 873,300    | 2,743,900   | 2,743,900     | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 1,820,600  | 3700      | 4.12      | 860,500    | 2,684,800   | 2,684,800     | Year End Roll           | 1/23/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref  | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|------------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| FRIEDMAN ELEANO | 513867-570 |      | 6/27/2008 | CHD>SALE  | 3,055,000  | No | No  |       |                 |       |
| ROBERT BATCHELD | 17266-139  |      | 8/1/1986  |           | 830,000    | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date       | Number    | Descp    | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|------------|-----------|----------|---------|-----|------------|----------|----------|--------------------|
| 11/30/2020 | R-20-0215 | RENO-BAR | 80,000  | C   |            |          |          | Install a reclaime |
| 8/27/2018  | 7179      | RENOVATI | 45,000  | C   |            |          |          | Remodel the existi |
| 6/21/2013  | 5454      | DEMOLITI | 2,500   | C   | 5/8/2014   |          |          | remove accessory s |
| 4/21/2010  | 4426      | SHED     | 9,000   | C   | 7/20/2010  |          |          | construct shed to  |
| 4/21/2010  | 4425      | RENOVATI | 28,000  | C   | 7/20/2010  |          |          | repairs to gar/apa |
| 1/23/2009  | 4117      | RENOVATI | 624,750 | C   | 7/20/2010  |          |          | remodel interior/r |
| 11/10/2008 | 4092      | RENO-ADD | 472,310 | C   | 7/20/2010  |          |          | construct addition |
| 8/16/2007  | 3747      | TEMPORAR |         | C   |            |          |          | tent 8-30 to 9-4   |
| 6/10/1998  | 1438      | RENOVATI | 70,000  | C   | 2/20/1999  |          |          | mstrbed, mstrbath  |
| 6/10/1998  | 1437      | SHED     | 8,000   | C   | 5/10/1999  |          |          | office             |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 7/8/2021  | QUESTIONNAIR | 624 | W Coelho  |
| 1/22/2019 | INFO BY PHON | 622 | K Cuoco   |
| 1/16/2019 | PERMIT VISIT | 622 | K Cuoco   |
| 5/8/2014  | MEAS/EXT INS | 25  | D ERSKINE |
| 7/20/2010 | MEAS+INSPCTD | 25  | D ERSKINE |
| 6/1/2009  | PERMIT VISIT | 25  | D ERSKINE |
| 5/23/2007 | MEAS/EXT INS | 617 | D HASCHIG |
| 2/20/1999 | MEAS+INSPCTD | 602 |           |
| 10/7/1995 | MEAS+INSPCTD | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA

