



**PROPERTY LOCATION**

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

**OWNERSHIP** Unit #: \_\_\_\_\_

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: Y  
 Postal: 01773 Type:

**PREVIOUS OWNER**

Owner 1:  
 Owner 2:  
 Street 1:  
 Twn/City:  
 St/Prov: Cntry:  
 Postal:

**NARRATIVE DESCRIPTION**

This Parcel contains 1.851 ACRES of land mainly classified as PSCHOOL

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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		80611.2		SQUARE FE	PRIME SITE		0	9.6	0.995	R5									769,760						769,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
904			1.851	769,800	769,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel:		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	904	FV		0	1.851	801,800	801,800	801,800	Year End Roll	10/15/2020
2020	904	FV		0	1.851	801,800	801,800	801,800	Year End Roll	9/26/2019
2019	904	FV		0	1.851	798,600	798,600	798,600	Create Final value 2019	6/4/2019
2018	904	FV		0	1.851	798,600	798,600	798,600	Year End Roll	9/28/2017
2017	904	FV		0	1.851	798,600	798,600	798,600	Year End Roll	9/29/2016
2016	904	FV		0	1.851	746,500	746,500	746,500	Year End Roll	1/14/2016
2015	904	FV		0	1.851	691,200	691,200	691,200	Year End	10/2/2014
2014	904	FV		0	1.851	681,600	681,600	681,600	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12540-334		12/31/1940			No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

