



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BAKER BRIDGE RD, LINCOLN
OWNERSHIP		
Unit#:		
Owner 1: HSU LEE K G		
Owner 2: YEE LING V		
Owner 3:		
Street 1: 20 BAKER BRIDGE RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3105	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	419,100		2.380	784,300	1,203,400
Total Card 419,100 2.380 784,300 1,203,400					
Total Parcel 419,100 2.380 784,300 1,203,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 302.51		/Parcel: 302.51	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date 08/01/13	

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	393,000	0	2.38	816,300	1,209,300	1,209,300	Year End Roll	10/15/2020
2020	101	FV	386,200	0	2.38	816,300	1,202,500	1,202,500	Year End Roll	9/26/2019
2019	101	FV	382,800	0	2.38	813,100	1,195,900	1,195,900	Create Final value 2019	6/4/2019
2018	101	FV	382,800	0	2.38	813,100	1,195,900	1,195,900	Year End Roll	9/28/2017
2017	101	FV	376,100	0	2.38	813,100	1,189,200	1,189,200	Year End Roll	9/29/2016
2016	101	FV	372,700	0	2.38	761,100	1,133,800	1,133,800	Year End Roll	1/14/2016
2015	101	FV	362,600	0	2.38	705,900	1,068,500	1,068,500	Year End	10/2/2014
2014	101	FV	317,900	0	2.38	696,300	1,014,200	1,014,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HANSEN KENT F	24048-359		12/16/1993		579,000	No	No	
RURAL LAND FOUN	13010-486		11/30/1976		55,000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

NARRATIVE DESCRIPTION
 This Parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/2/2014	5882	SOLAR PA	9,000	C	1/2/2018			
4/20/2011	4686	ROOF		C				strip & re-roof dw
10/9/1998	1546	RENOVATI	8,000	C	6/5/1999			enlarge hall, new

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
6/5/1999	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									16,290						16,300	

Total AC/HA:	2.37955	Total SF/SM:	103653.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	784,290	SpI Credit	Total:	784,300
--------------	---------	--------------	-----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

