



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FERGUSON MYRA
Owner 2:	
Owner 3:	
Street 1:	14 BAKER BRIDGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BRANNEN TR - BARBARA A
Owner 2:	-
Street 1:	14 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

**NARRATIVE DESCRIPTION**

This Parcel contains 2.19 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1977, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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

**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	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									10,590						10,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	523,100	42,200	2.190	778,600	1,343,900
Total Card	523,100	42,200	2.190	778,600	1,343,900
Total Parcel	523,100	42,200	2.190	778,600	1,343,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		352.22	/Parcel: 352.22

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
08/01/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	497,300	31800	2.19	810,600	1,339,700	1,339,700	Year End Roll	10/15/2020
2020	101	FV	427,300	29100	2.19	810,600	1,267,000	1,267,000	Year End Roll	9/26/2019
2019	101	FV	420,100	29100	2.19	807,400	1,256,600	1,256,600	Create Final value 2019	6/4/2019
2018	101	FV	420,100	29100	2.19	807,400	1,256,600	1,256,600	Year End Roll	9/28/2017
2017	101	FV	412,600	29100	2.19	807,400	1,249,100	1,249,100	Year End Roll	9/29/2016
2016	101	FV	408,900	29100	2.19	755,400	1,193,400	1,193,400	Year End Roll	1/14/2016
2015	101	FV	397,700	29100	2.19	700,200	1,127,000	1,127,000	Year End	10/2/2014
2014	101	FV	364,900	29100	2.19	690,600	1,084,600	1,084,600	Year End Roll	1/23/2014

Parcel ID 142 2 0

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRANNEN TR, BARB	70820-1		4/3/2018		1,300,000	No	No			
BRANNEN, BARBARA	65704-27		7/10/2015	FAMILY	100	No	No			
BRANNEN ROBERT	19764-579		4/18/1989	FAMILY		No	No			

**TAX DISTRICT**

**PAT ACCT.**

PRINT	Date	Time
	09/30/21	19:39:33
LAST REV	Date	Time
	07/08/21	11:17:16
apro	1509	

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/16/2019	R-19-0213	SHED	20,000	C				Construct shed to
8/15/2019	R-19-0019	SOLAR PA	23,386	C				Installation of 16
11/9/2018	7249	RENOVATI	500,000	C				New roof; siding;
9/5/2018	7189	KITCHEN	20,000	C	12/4/2018			Remove/replace exi
4/4/2018	7023	ROOF	26,000	C				Repair section of
3/30/2015	6041	RENOVATI	15,000	C	8/24/2015			Construct partitio
3/30/2015	6040	MANUAL	100	C	8/24/2015			Change of use of 2
4/14/1993	214	RENO-ADD	100,000	C	12/13/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
4/18/2019	SALES INSP	621	N Cramer
1/4/2019	PERMIT VISIT	622	K Cuoco
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	616	D MANZELLO
1/11/1996	MEAS+INSPCTD	606	
12/14/1993	PERMIT VISIT	600	
12/13/1993	LEFT NOTICE	600	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	6 - WOODSHINGL
Color:	cedar
View / Desir:	

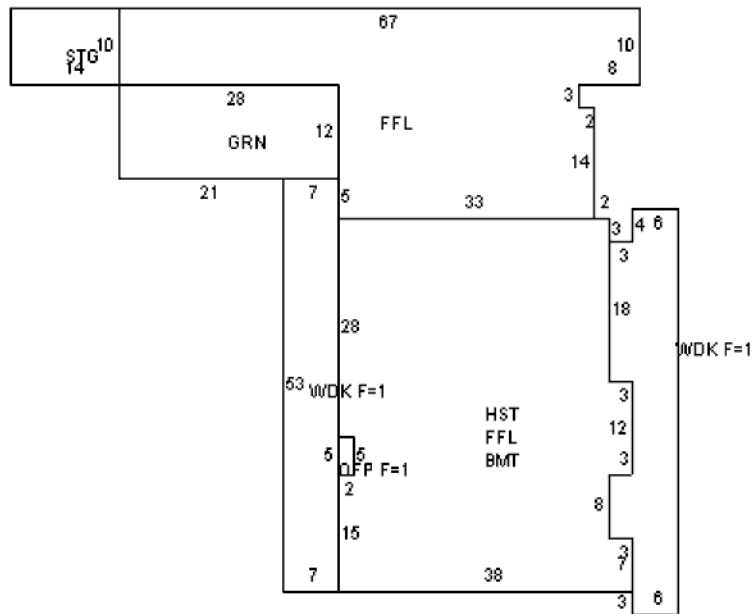
**BATH FEATURES**

Full Bath:	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

**COMMENTS**

lap pool in home.

**SKETCH**



**GENERAL INFORMATION**

Grade:	B - GOOD (-)		
Year Blt:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1									
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals						RM:s	8	BR:s	4	Baths:	3	HB	1

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	GD - Good		16.%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			16.4%

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

**CALC SUMMARY**

Basic \$ / SQ:	104.00
Size Adj.:	0.90725332
Const Adj.:	1.01989794
Adj \$ / SQ:	96.232
Other Features:	78750
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	625696
Depreciation:	102614
Depreciated Total:	523082

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	1052318.585
Juris. Factor:	Before Depr:	115.48	
Special Features:	0	Val/Su Net:	77.04
Final Total:	523100	Val/Su SzAd	137.10

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,952	96.230	284,076	
BMT	BASEMENT	1,727	24.060	41,548	
HST	HALF STORY	864	96.230	83,096	
WDK	WOOD DECK	761	16.120	12,269	
GRN	GRN	336	57.810	19,423	
STG	STORAGE	140	15.000	2,100	
OPF	OPEN PORCH	10	15.000	150	
Net Sketched Area:		6,790	Total:	442,662	
Size Ad	3815.5	Gross Area	7653	FinArea	3816

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**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	JCod	JFact	Juris. Value
5	GARAGE/2S	D	Y	1	688	V	VG	1985	48.00	T	12	101			29,100			29,100
1	SHED/MTL	D	Y	1	20X20	A	AV	2019	8.00	T	15	101			2,700			2,700
101	SOLAR PV	D	Y	1	16	A	AV	2020		T	0	101						
93	HOT TUB	D	Y	1	4x4	F	FR	1977	1,800.00	T	75	101			7,200			7,200
7	POOL A-C	D	Y	1	6x24	A	AV	1977	75.00	T	70	101			3,200			3,200

**PARCEL ID**

142 2 0

More: N

Total Yard Items:	42,200	Total Special Features:		Total:	42,200
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**IMAGE**

AssessPro Patriot Properties, Inc

