



PROPERTY LOCATION

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

OWNERSHIP

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 13.103 ACRES of land mainly classified as PSCHOOL with a(n) SCHOOL Building Built about 1905, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 10 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
904	PSCHOOL		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
904	PSCHOOL		5.757		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									172,710						172,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
904	8,608,500	19,900	7.594	940,700	9,569,100
Total Card	8,608,500	19,900	7.594	940,700	9,569,100
Total Parcel	18,654,400	19,900	13.103	3,244,700	21,919,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		465.56	/Parcel: 425.72

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

GIS Ref
GIS Ref
Insp Date
06/17/03

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	904	FV	19,582,600	19900	13.103	3,372,700	22,975,200	22,975,200	Year End Roll	10/15/2020
2020	904	FV	20,491,500	19900	13.103	3,372,700	23,884,100	23,884,100	Year End Roll	9/26/2019
2019	904	FV	19,470,300	19900	13.103	3,359,900	22,850,100	22,850,100	Create Final value 2019	6/4/2019
2018	904	FV	19,470,300	19900	13.103	3,359,900	22,850,100	22,850,100	Year End Roll	9/28/2017
2017	904	FV	17,039,800	19900	13.103	3,359,900	20,419,600	20,419,600	Year End Roll	9/29/2016
2016	904	FV	9,553,100	19900	13.103	3,151,900	12,724,900	12,724,900	Year End Roll	1/14/2016
2015	904	FV	9,079,400	19900	13.103	2,931,100	12,030,400	12,030,400	Year End	10/2/2014
2014	904	FV	9,079,400	19900	13.103	2,892,700	11,992,000	11,992,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12028-647		12/31/1940			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/3/2020	C-20-0012	MANUAL	7,500	O				Remove existing do
7/28/2020	C-20-0011	MANUAL	57,000	O	9/11/2020			Install a 12`x60`
7/23/2020	C-20-0010	RENOVATI	116,745	O	8/31/2020			Renovation of exis
7/23/2020	C-20-0009	RENOVATI	45,884	O	8/31/2020			Renovation of exis
6/19/2019	SH-19-0015	SHEET MT	16,800	C				Sheet metal work t
1/10/2019	7299	RENOVATI	1,018,329	C	8/29/2019			Renovate 1st floor
12/12/2018	7280	RENO-ADD	5,780	C	1/8/2019			Place 56`4` x 12`1
8/6/2018	7158	RENOVATI	35,000	C	9/5/2018			Convert 3 classroo
6/20/2016	6476	SHEET MT	30,000	C	5/2/2017			Sheet metal work t
6/6/2016	6456	MANUAL	488,000	C	5/2/2017			Replace HVAC equip

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2020	CHG FM OTHER	624	W Coelho
6/5/2012	PERMIT VISIT	618	G BOURGAULT
6/17/2003	MEAS+INSPCTD	615	
5/23/2000	MEAS/EXT INS	611	
12/13/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

