



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HASLETT THOMAS R
Owner 2:	HASLETT EMILY B
Owner 3:	
Street 1:	26 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 4.18 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 6 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 Infru	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		2.343		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									70,290						70,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	557,500		4.180	838,300	1,395,800
Total Card	557,500		4.180	838,300	1,395,800
Total Parcel	856,400		4.180	838,300	1,694,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		373.93	/Parcel: 330.17

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	763,500	0	4.18	870,300	1,633,800	1,633,800	Year End Roll	10/15/2020
2020	101	FV	755,100	0	4.18	870,300	1,625,400	1,625,400	Year End Roll	9/26/2019
2019	101	FV	746,900	0	4.18	867,100	1,614,000	1,614,000	Create Final value 2019	6/4/2019
2018	101	FV	746,900	0	4.18	867,100	1,614,000	1,614,000	Year End Roll	9/28/2017
2017	101	FV	714,900	0	4.18	867,100	1,582,000	1,582,000	Year End Roll	9/29/2016
2016	101	FV	698,600	0	4.18	815,100	1,513,700	1,513,700	Year End Roll	1/14/2016
2015	101	FV	686,500	0	4.18	759,900	1,446,400	1,446,400	Year End	10/2/2014
2014	101	FV	654,300	0	4.18	750,300	1,404,600	1,404,600	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEAL, THOMAS P.	27176-249		3/31/1997		865,000	No	No			
THOMAS/BARBARA	20555-67		5/22/1990	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/21/2020	R-20-0010	RENOVATI	180,840	C	2/23/2021			Kitchen, bathroom
12/24/2012	5286	SOLAR PA	15,000	C				
11/14/2005	3316	W/S FLUE		C				
4/12/2002	2472	MANUAL	62,000	C	7/6/2002			entry way & Screen
4/27/2001	2211	GAR-BARN	260,000	C	7/6/2002			5/19/01 not starte
12/19/1997	1325	BAYWINDO	15,000	C	2/28/1998			REPLACEMENT WINDOW

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/4/2008	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
7/6/2002	MEAS+INSPCTD	613	
3/23/2002	MEAS/EXT INS	615	
5/19/2001	MEAS/EXT INS	615	
2/28/1998	MEAS/EXT INS	602	
10/30/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

