



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LOVELANE SPEC NEEDS PROG INC
Owner 2:	
Owner 3:	
Street 1:	40 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	FORTY BAKER BR RD LOVE LN LLC -
Owner 2:	-
Street 1:	PO BOX 716
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 5.01 ACRES of land mainly classified as CHARITY with a(n) COLONIAL Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
905	CHARITY		3.17344		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									95,203						95,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	355,000		5.010	863,200	1,218,200
Total Card		355,000	5.010	863,200	1,218,200
Total Parcel		1,836,500	3,800	863,200	2,703,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 522.34		/Parcel: 139.49	

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

GIS Ref
GIS Ref
Insp Date
12/09/04

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	905	FV	1,705,000	3800	5.01	895,200	2,604,000	2,604,000	Year End Roll	10/15/2020
2020	905	FV	1,702,300	3800	5.01	895,200	2,601,300	2,601,300	Year End Roll	9/26/2019
2019	905	FV	1,615,600	3800	5.01	892,000	2,511,400	2,511,400	Create Final value 2019	6/4/2019
2018	905	FV	1,615,600	3800	5.01	892,000	2,511,400	2,511,400	Year End Roll	9/28/2017
2017	905	FV	1,532,700	3800	5.01	892,000	2,428,500	2,428,500	Year End Roll	9/29/2016
2016	905	FV	1,471,100	3800	5.01	840,000	2,314,900	2,314,900	Year End Roll	1/14/2016
2015	905	FV	1,468,500	3800	5.01	784,800	2,257,100	2,257,100	Year End	10/2/2014
2014	905	FV	1,450,600	3800	5.01	775,200	2,229,600	2,229,600	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FORTY BAKER BR	43191-596		6/30/2004	INVOLV CHAR	10	No	No			
IRWIN MARY M,	38410-75		3/19/2003	CHD>SALE	2,700,000	No	No			
	7778-514		7/19/1951		7,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/2/2014	5810	RENOVATI	5,000	C	7/29/2014			Construct 2 walls
9/19/2013	5554	TEMPORAR		C				tent 10/4 to 10/6
10/11/2006	3534	TEMPORAR		C				erect ften 10/13-1
12/17/2004	3104	SIGN		C				80" x 80" wood sig
9/20/2004	3037	SHED	15,000	C				compost shed
2/20/2004	2854	BARN	770,000	C	6/12/2004			indr riding arena
12/17/2003	2837	MANUAL	35,000	C	6/12/2004			foundation for bar

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/29/2015	CERT OF OCC	619	DH
12/9/2004	M&L EXTERIOR	615	
6/12/2004	MEAS+INSPCTD	615	
12/13/2003	MEAS+EXT INS	615	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

