



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
57		BAKER BRIDGE RD, LINCOLN
Unit #:		
Owner 1: QUELCH JOYCE A		
Owner 2:		
Owner 3:		
Street 1: 57 BAKER BRIDGE RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773	Type:	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,088,500	18,500	1.855	768,500	1,875,500
Total Card 1,088,500 18,500 1.855 768,500 1,875,500					
Total Parcel 1,088,500 18,500 1.855 768,500 1,875,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 327.06		/Parcel: 327.06	

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

Insp Date	05/08/14
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**OWNERSHIP**

Owner 1: QUELCH JOYCE A		
Owner 2:		
Owner 3:		
Street 1: 57 BAKER BRIDGE RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773	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	1,190,200	18500	1.855	800,500	2,009,200	2,009,200	Year End Roll	10/15/2020
2020	101	FV	1,266,600	18500	1.855	800,500	2,085,600	2,085,600	Year End Roll	9/26/2019
2019	101	FV	1,265,100	18500	1.855	797,300	2,080,900	2,080,900	Create Final value 2019	6/4/2019
2018	101	FV	1,265,100	18500	1.855	797,300	2,080,900	2,080,900	Year End Roll	9/28/2017
2017	101	FV	1,143,400	18500	1.855	797,300	1,959,200	1,959,200	Year End Roll	9/29/2016
2016	101	FV	1,106,500	18500	1.855	745,300	1,870,300	1,870,300	Year End Roll	1/14/2016
2015	101	FV	1,043,600	18500	1.855	690,100	1,752,200	1,752,200	Year End	10/2/2014
2014	101	FV	961,900	18500	1.847	680,300	1,660,700	1,660,700	Year End Roll	1/23/2014

**PRINT**

Date	Time
09/30/21	19:41:51

**LAST REV**

Date	Time
05/10/21	14:12:30

blakeley  
1520

**USER DEFINED**

Prior Id # 1:	56 10 3
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PREVIOUS OWNER**

Owner 1: QUELCH TR - JOHN A	
Owner 2: QUELCH TR - JOYCE A	
Street 1: 57 BAKER BRIDGE RD	
Street 2:	
Twn/City: LINCOLN	
St/Prov: MA	Cntry:
Postal: 01773	Type:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
QUELCH TR,JOHN	69401-287		6/8/2017	FAMILY		1	No	No		
QUELCH TR,JOHN	62010-48		6/13/2013	TRADE		1	No	No		Traded 689 sq ft with parcel 142-17
QUELCH JOHN A,	54095-433		1/4/2010	FAMILY		1	No	No		
WARREN FELDBERG	19090-477		6/1/1988		1,152,500	No	No			

**TAX DISTRICT**

**PAT ACCT.**

This Parcel contains 1.855 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1842, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/7/2021	R-21-0058	ROOF	31,500	C				Strip & re-roof dw
6/29/2015	6129	RENOVATI	5,000	C				Remodel living roo
7/2/2013	5460	RENOVATI	80,000	C	5/8/2014			add side entry & r
1/13/2010	4370	RENOVATI	50,000	C	10/7/2015			reno existing bmt;
4/9/2008	3912	RENOVATI	165,000	C	6/26/2008			attic remodel
8/11/2003	2745	MANUAL	12,000	C	5/15/2004			rem bath & dressin
5/30/1995	727-95	ROOF	22,000	C	8/18/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/3/2016	PERMIT VISIT	618	G BOURGAULT
5/8/2014	MEAS/EXT INS	25	D ERSKINE
7/15/2010	MEAS+INSPCTD	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
6/26/2008	MEAS/EXT INS	100	
6/12/2007			
5/15/2004	MEAS+INSPCTD	615	
11/5/2002	M&L EXTERIOR	615	
10/7/1995	ENTRY DENIED	606	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		0.018		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									540						500	

Total AC/HA: 1.85455	Total SF/SM: 80784.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total: 768,540	Spl Credit	Total: 768,500
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