



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAUCH DAVID E
Owner 2:	
Owner 3:	
Street 1:	54 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CARROLL SCHOOL -
Owner 2:	-
Street 1:	25 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.383 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1967, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 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		1.84		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									55,200						55,200	
101	ONE FAM		1.706		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									10,236						10,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	415,200	7,600	5.383	833,400	1,256,200
Total Card	415,200	7,600	5.383	833,400	1,256,200
Total Parcel	415,200	7,600	5.383	833,400	1,256,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		414.10	/Parcel: 414.10

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	06/11/05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	904	FV	375,800	7600	5.383	865,400	1,248,800	1,248,800	Year End Roll	10/15/2020
2020	904	FV	342,700	7600	5.383	865,400	1,215,700	1,215,700	Year End Roll	9/26/2019
2019	904	FV	319,500	7600	5.383	862,200	1,189,300	1,189,300	Create Final value 2019	6/4/2019
2018	904	FV	319,500	7600	5.383	862,200	1,189,300	1,189,300	Year End Roll	9/28/2017
2017	904	FV	319,500	7600	5.383	862,200	1,189,300	1,189,300	Year End Roll	9/29/2016
2016	904	FV	316,200	7600	5.383	810,200	1,134,000	1,134,000	Year End Roll	1/14/2016
2015	904	FV	302,500	7600	5.383	755,000	1,065,100	1,065,100	Year End	10/2/2014
2014	904	FV	299,000	7600	5.383	745,400	1,052,000	1,052,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CARROLL SCHOOL,	78154-556		6/30/2021	INVOLV CHARI	1,721,000	No	No	
BOWER JOSEPH L	44432-455		1/6/2005	INVOLV CHARI	1,395,000	No	No	
BOWER, JOSEPH L	26326-184		5/17/1996	CONVENIENC	15,000	No	No	
	11357-241		7/19/1967					

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/26/2021	R-21-0170	BATH	77,930	O				Renovate 1st floor
1/8/2015	5992	KITCHEN	53,000	C	3/30/2015			Remodel the reside
6/7/2011	4754	TEMPORAR		C				tents from 6/14 to
11/5/2010	4601	ROOF		C				strip and re-roof
6/1/2010	4472	TEMPORAR		C				tent 6/10 to 6/15
3/22/2005	3140	RENOVATI	30,000	C	6/11/2005			2 decks

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
6/11/2005	MEAS/EXT INS	615	
1/11/1996	MEAS+INSPCTD	606	
1/7/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

