



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
68		BAKER BRIDGE RD, LINCOLN
Unit #:		
Owner 1: SOC FOR PRES OF NE ANTIQUITIES		
Owner 2:		
Owner 3:		
Street 1: 141 CAMBRIDGE ST		
Street 2:		
Twn/City: BOSTON		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02114-2711	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	398,300	8,700	4.317	842,400	1,249,400
Total Card 398,300 8,700 4.317 842,400 1,249,400					
Total Parcel 448,200 8,700 4.317 842,400 1,299,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 562.79 /Parcel: 518.27			

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

Insp Date	02/28/98
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**OWNERSHIP**

Owner 1:	SOC FOR PRES OF NE ANTIQUITIES
Owner 2:	
Owner 3:	
Street 1:	141 CAMBRIDGE ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02114-2711 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	905	FV	407,600	8700	4.317	874,400	1,290,700	1,290,700	Year End Roll	10/15/2020
2020	905	FV	398,900	8700	4.317	874,400	1,282,000	1,282,000	Year End Roll	9/26/2019
2019	905	FV	380,100	8700	4.317	871,200	1,260,000	1,260,000	Create Final value 2019	6/4/2019
2018	905	FV	380,100	8700	4.317	871,200	1,260,000	1,260,000	Year End Roll	9/28/2017
2017	905	FV	370,700	8700	4.317	871,200	1,250,600	1,250,600	Year End Roll	9/29/2016
2016	905	FV	360,600	8700	4.317	819,200	1,188,500	1,188,500	Year End Roll	1/14/2016
2015	905	FV	350,300	8700	4.317	764,000	1,123,000	1,123,000	Year End	10/2/2014
2014	905	FV	323,400	8700	4.317	754,400	1,086,500	1,086,500	Year End Roll	1/23/2014

Parcel ID 141 1 0

**PREVIOUS OWNER**

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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	13747-326		7/26/1979			No	No			

**TAX DISTRICT**

PAT ACCT.	Notes
blakeley 1524	

**NARRATIVE DESCRIPTION**

This Parcel contains 4.317 ACRES of land mainly classified as CHARITY with a(n) CONTEMPORARY Building Built about 1938, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrp/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/26/2020	R-20-0190	ROOF	9,800	C				Strip & re-roof sm
5/7/2013	5402	TEMPORAR		C				tent 5/13 to 5/15
4/28/2005	3166	SIGN		C				
6/3/1997	1196	GARAGE	19,000	C	2/28/1998			100% 2/28/98

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/28/1998	MEAS/EXT INS	602	

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
Z	LC	Historic Dst		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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
905	CHARITY		2.48		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									74,400						74,400	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 4.31655	Total SF/SM: 188028.91	Parcel LUC: 905 CHARITY	Prime NB Desc RES CAT 5	Total: 842,400	Spl Credit	Total: 842,400
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