



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LEGGAT BARBARA B
Owner 2:	
Owner 3:	
Street 1:	81 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3100 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.43 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1945, Having Primarily WOOD SHING Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		62291		SQUARE FE	PRIME SITE		0	8.56	1.199	R4									639,323						639,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	334,700	16,300	1.430	639,300	990,300
Total Card	334,700	16,300	1.430	639,300	990,300
Total Parcel	334,700	16,300	1.430	639,300	990,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		281.58	/Parcel: 281.58

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

GIS Ref
GIS Ref
Insp Date
08/01/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	317,600	16300	1.43	597,500	931,400	931,400	Year End Roll	10/15/2020
2020	101	FV	295,000	16300	1.43	619,900	931,200	931,200	Year End Roll	9/26/2019
2019	101	FV	298,300	16300	1.43	603,500	918,100	918,100	Create Final value 2019	6/4/2019
2018	101	FV	298,300	16300	1.43	603,500	918,100	918,100	Year End Roll	9/28/2017
2017	101	FV	284,300	16300	1.43	597,500	898,100	898,100	Year End Roll	9/29/2016
2016	101	FV	278,700	16300	1.43	580,300	875,300	875,300	Year End Roll	1/14/2016
2015	101	FV	267,500	16300	1.43	537,000	820,800	820,800	Year End	10/2/2014
2014	101	FV	299,700	16300	1.43	500,400	816,400	816,400	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMAS E. LEGGA	16442-547		9/19/1985	FAMILY		No	No			

**TAX DISTRICT**

**PAT ACCT.**

**PRINT**

Date	Time
09/30/21	19:43:29

**LAST REV**

Date	Time
04/07/14	14:49:40

**USER DEFINED**

Prior Id # 1:	5630
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:	

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

