



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	AMMEN JONATHAN B
Owner 2:	AMMEN HEATHER B CHATFIELD
Owner 3:	
Street 1:	64 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	AMMEN DAVID -
Owner 2:	AMMEN JONATHAN B -
Street 1:	64 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 10.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		6.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									180,390						180,400	
101	ONE FAM		2.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									13,500						13,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	278,000	2,500	10.100	961,900	1,242,400		0
							GIS Ref
							GIS Ref
Total Card	278,000	2,500	10.100	961,900	1,242,400	Entered Lot Size	
Total Parcel	278,000	2,500	10.100	961,900	1,242,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		467.95	/Parcel:	467.95	Insp Date
						Land Unit Type:	02/27/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	264,800	2500	10.1	993,900	1,261,200	1,261,200	Year End Roll	10/15/2020
2020	101	FV	261,200	2500	10.1	993,900	1,257,600	1,257,600	Year End Roll	9/26/2019
2019	101	FV	259,300	2500	10.1	990,700	1,252,500	1,252,500	Create Final value 2019	6/4/2019
2018	101	FV	259,300	2500	10.1	990,700	1,252,500	1,252,500	Year End Roll	9/28/2017
2017	101	FV	313,800	0	10.1	990,700	1,304,500	1,304,500	Year End Roll	9/29/2016
2016	101	FV	311,500	0	10.1	938,700	1,250,200	1,250,200	Year End Roll	1/14/2016
2015	101	FV	304,700	0	10.1	883,500	1,188,200	1,188,200	Year End	10/2/2014
2014	101	FV	286,600	0	10.1	873,900	1,160,500	1,160,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
AMMEN DAVID,	27853-137		11/7/1997	FAMILY	312,500	No	No			1/2 INT
AMMEN JONATHAN	27853-135		11/7/1997	CONVENIENC	99	No	No			HIS 1/2 INT
FLEET NATIONAL	27853-133		11/7/1997	CONVENIENC	12,500	No	No			1/2 INT
AMMEN DAVID L,	27853-131		11/7/1997	CONVENIENC	99	No	No			1/2 INT
DAVID + JUDITH	17722-135		12/29/1986	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/3/2021	R-21-0076	ROOF	42,608	C				Strip & re-roof 53
8/27/2020	R-20-0141	ROOF	55,000	C				Structural & roof
4/29/1998	1398	RENOVATI	22,000	C	6/16/1998			REN BED, 2 BAS 6/1
3/16/1998	1355	MANUAL	15,000	C	6/16/1998			REMOD KIT 6/16/98

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
1/31/2001	ABATE-INSPEC	600	
2/20/1999	MEAS+INSPCTD	602	
6/16/1998	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

