



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
46		BAKER BRIDGE RD, LINCOLN
<b>OWNERSHIP</b>		
Unit #: _____		
Owner 1: KIRK KATHERINE R		
Owner 2: GEFTER MALCOLM L		
Owner 3: _____		
Street 1: 46 BAKER BRIDGE RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov: MA	Crtry: _____	Own Occ: Y
Postal: 01773-3105		Type: _____

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	690,100		5.100	865,200	1,555,300
<b>Total Card</b> 690,100 5.100 865,200 1,555,300					
<b>Total Parcel</b> 842,900 5.100 865,200 1,708,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 371.99		/Parcel: 345.45	

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

Insp Date	08/01/13
-----------	----------

**PREVIOUS OWNER**

Owner 1: Gefter - Malcolm L		
Owner 2: -		
Street 1: 46 Baker Bridge Rd		
Twn/City: Lincoln		
St/Prov: MA	Crtry: _____	
Postal: 01773-3105		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	786,400	0	5.1	897,200	1,683,600	1,683,600	Year End Roll	10/15/2020
2020	101	FV	775,100	0	5.1	897,200	1,672,300	1,672,300	Year End Roll	9/26/2019
2019	101	FV	732,800	0	5.1	894,000	1,626,800	1,626,800	Create Final value 2019	6/4/2019
2018	101	FV	732,800	0	5.1	894,000	1,626,800	1,626,800	Year End Roll	9/28/2017
2017	101	FV	717,500	0	5.1	894,000	1,611,500	1,611,500	Year End Roll	9/29/2016
2016	101	FV	696,600	0	5.1	842,000	1,538,600	1,538,600	Year End Roll	1/14/2016
2015	101	FV	671,500	0	5.1	786,800	1,458,300	1,458,300	Year End	10/2/2014
2014	101	FV	628,500	5300	5.1	777,200	1,411,000	1,411,000	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
Gefter, Malcolm	60528-216		11/20/2012	FAMILY		1	No	No
DUFFY JAMES E I	21996-256		5/1/1992		690,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**NARRATIVE DESCRIPTION**  
 This Parcel contains 5.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/25/2016	6333	ROOF	16,665	C				Strip & re-roof ex
10/27/2014	5948	WDK	11,966	C	11/14/2014			replace deck on 2n
9/28/1999	1812	MANUAL	30,000	C	4/17/2000			gazebo 4/17/00 1
9/16/1998	1528	RENOVATI	47,000	C	2/20/1999			
7/23/1998	1470	GARAGE	150,000	C	2/20/1999			2/20/99 75% finish
12/15/1992	183	RENO-ADD	139,000	C	12/22/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
4/17/2000	MEAS/EXT INS	611	
5/29/1999	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	
6/9/1994	FIELDREV CHG	600	
9/1/1987	INSPECTED	601	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**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		3.233		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									96,990						97,000	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									180						200	Wetland

Total AC/HA: 5.09955	Total SF/SM: 222136.39	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	865,170	Spl Credit	Total:	865,200
----------------------	------------------------	-----------------	---------	---------------	-----------	--------	---------	------------	--------	---------

