



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MILLS TR JON D
Owner 2:	JON D MILLS 2015 TRUST
Owner 3:	
Street 1:	44 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MILLS - JON D
Owner 2:	MILLS - KIKUKO
Street 1:	44 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 6. ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2008, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 0 HalfBaths, 0 3/4 Baths, 15 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 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	
130	LAND		4.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									124,890						124,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,108,900		1.837	768,000	1,876,900
130			4.163	124,900	124,900
Total Card	1,108,900		6.000	892,900	2,001,800
Total Parcel	1,108,900		6.000	892,900	2,001,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	261.23	/Parcel:	261.23

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/05/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	1,130,600	0	6.	924,900	2,055,500	2,055,500	Year End Roll	10/15/2020
2020	101	FV	1,076,300	0	6.	924,900	2,001,200	2,001,200	Year End Roll	9/26/2019
2019	101	FV	972,800	0	6.	921,700	1,894,500	1,894,500	Create Final value 2019	6/4/2019
2018	101	FV	972,800	0	6.	921,700	1,894,500	1,894,500	Year End Roll	9/28/2017
2017	101	FV	962,400	0	6.	921,700	1,884,100	1,884,100	Year End Roll	9/29/2016
2016	101	FV	943,500	0	6.	869,700	1,813,200	1,813,200	Year End Roll	1/14/2016
2015	101	FV	933,400	0	6.	814,500	1,747,900	1,747,900	Year End	10/2/2014
2014	101	FV	913,000	0	6.	804,900	1,717,900	1,717,900	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MILLS,JON D	66192-136		10/7/2015	FAMILY		1	No	No		
ALLEN SUSAN TR,	48343-456		10/19/2006		1,150,000	No	No			
TJAN ANTHONY,	47360-267		4/26/2006	INVOLV CHARI	1,700,000	No	No			
HOLLAND ANNA L	43775-402		9/24/2004		1,240,000	No	No			
HOLLAND TAFFY K	41636-561		12/18/2003	CONVENIENC		1	No	No		
HOLLAND, TAFFY	23759-341		10/13/1993	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/6/2008	3960	NEW HOME	897,750	C	12/23/2008			new home
11/5/2007	3813	MANUAL	50,000	C	6/12/2008			foundation only
12/6/2004	3100	DEMOLITI		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/1/2018	INSPECTED	622	K Cuoco
10/5/2018	MEAS/EXT INS	622	K Cuoco
4/22/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	
6/2/2008	CERT OF OCC	10	MARK R
4/13/2005	MEAS/EXT INS	600	
12/9/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

