



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TYLKO TR JOHN J
Owner 2:	
Owner 3:	
Street 1:	34 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 5.45 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				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 Infru	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		3.613		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									108,390						108,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	850,700	300	5.450	876,400	1,727,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 348.17						/Parcel: 348.17	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	793,000	300	5.45	908,400	1,701,700	1,701,700	Year End Roll	10/15/2020
2020	101	FV	785,700	300	5.45	908,400	1,694,400	1,694,400	Year End Roll	9/26/2019
2019	101	FV	710,000	300	5.45	905,200	1,615,500	1,615,500	Create Final value 2019	6/4/2019
2018	101	FV	710,000	1500	5.45	905,200	1,616,700	1,616,700	Year End Roll	9/28/2017
2017	101	FV	689,200	1500	5.45	905,200	1,595,900	1,595,900	Year End Roll	9/29/2016
2016	101	FV	662,200	1500	5.45	853,200	1,516,900	1,516,900	Year End Roll	1/14/2016
2015	101	FV	655,400	1500	5.45	798,000	1,454,900	1,454,900	Year End	10/2/2014
2014	101	FV	608,100	1500	5.45	788,400	1,398,000	1,398,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PERRY CULVER	17003-156		5/16/1986		758,500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/9/1994	486-94	ROOF		C	8/18/1995			
10/5/1993	359	ADDITION	120,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/9/2004	M&L COMPLETE	615	
10/7/1995	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	
12/15/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:	8	- BRICK VEN 50%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: AVERAGE

COMMENTS

GENERAL INFORMATION

Grade:	B+	- GOOD (+)
Year Blt:	1953	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

OTHER FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frp1:	3	Rating: AVERAGE
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM's:	10	BR's:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	

DEPRECIATION

Phys Cond:	EX	- Excellent	5.6%
Functional:			
Economic:			
Special:			
Override:			
Total:	5.6%		

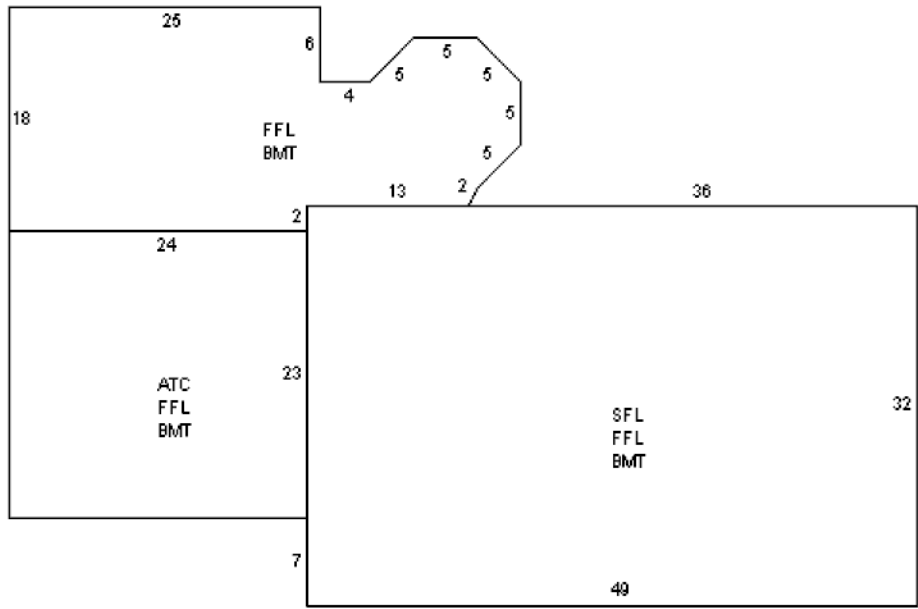
CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.88904983
Const Adj.:	1.04549992
Adj \$ / SQ:	95.739
Other Features:	70986
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	901178
Depreciation:	50466
Depreciated Total:	850712

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			Ind.Val	1625261.987
Juris. Factor:			Before Depr:	153.18
Special Features:	0		Val/Su Net:	132.86
Final Total:	850700		Val/Su SzAd:	197.15

SKETCH



Bsmnt Gar:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	20X22	F	VP	1953	13.50	T	95	101			300			300

PARCEL ID 142 8 0

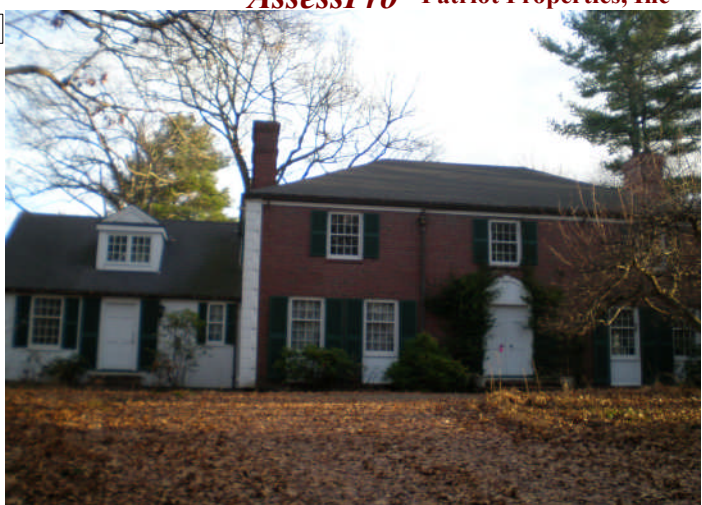
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,747	95.740	262,994	
BMT	BASEMENT	1,923	32.910	63,283	
SFL	2ND FLOOR	1,568	95.740	150,118	
ATC	ATTIC	166	95.740	15,854	
Net Sketched Area:		6,403	Total:	492,249	
Size Ad	4315	Gross Area	7614	FinArea	4961

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	70	FLA	25	A	0

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	300	Total Special Features:	
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Total:	300
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