



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAMPBELL ROBERT
Owner 2:	CAMPBELL DEBRA
Owner 3:	
Street 1:	242 WESTERN AVENUE
Street 2:	
Twn/City:	SHERBORN
St/Prov:	MA Cntry Own Occ: N
Postal:	01770 Type:

PREVIOUS OWNER

Owner 1:	CARROLL SCHOOL -
Owner 2:	-
Street 1:	25 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.933 ACRES of land mainly classified as LAND

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
130	LAND		2.09645		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									62,894						62,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			3.933	830,900	830,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	130	FV		0	3.933	862,900	862,900	862,900	Year End Roll	10/15/2020
2020	904	FV		0	3.933	862,900	862,900	862,900	Year End Roll	9/26/2019
2019	904	FV		0	3.933	859,700	859,700	859,700	Create Final value 2019	6/4/2019
2018	904	FV		0	3.933	859,700	859,700	859,700	Year End Roll	9/28/2017
2017	904	FV		0	3.933	859,700	859,700	859,700	Year End Roll	9/29/2016
2016	904	FV		0	3.933	807,700	807,700	807,700	Year End Roll	1/14/2016
2015	904	FV		0	3.933	752,500	752,500	752,500	Year End	10/2/2014
2014	904	FV		0	3.933	742,900	742,900	742,900	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARROLL SCHOOL,	73433-130		10/9/2019	INVOLV CHARI	750,000	No	No			
FORTY BAKER BR	43192-1		6/30/2004	INVOLV CHARI	10	No	No			
IRWIN MARY M,	38410-75		3/19/2003	CHD>SALE	2,700,000	No	No			
	7778-514		7/19/1951		7,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/30/2021	R-21-0153	POOL	70,000	O				Install inground s
4/15/2021	SH-21-0001	SHEET MT	50,000	O				Sheet metal work t
12/29/2020	R-20-0238	NEW HOME	1,359,000	O				New single family
2/20/2004	2854	MANUAL	770,000	C	6/12/2004			indr riding arena
12/17/2003	2837	BARN	35,000	C	6/12/2004			foundation for bar

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

