

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CORKINS TR KATHLEEN KAY
Owner 2:	
Owner 3:	18 BAKER BRIDGE RD NOMINEE TR
Street 1:	18 BAKER BRIDGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	FRIEDMAN ELEANOR F -
Owner 2:	COHEN JONATHAN J -
Street 1:	18 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

**NARRATIVE DESCRIPTION**

This Parcel contains 4.12 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1915, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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	12.25	1.000	R6									980,000						980,000	
101	ONE FAM		2.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									68,490						68,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,773,900	66,100	4.120	1,048,500	2,888,500
Total Card	1,773,900	66,100	4.120	1,048,500	2,888,500
Total Parcel	1,925,600	66,100	4.120	1,048,500	3,040,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		513.69	/Parcel: 479.30

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

GIS Ref
GIS Ref
Insp Date
01/03/22

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,863,400	66600	4.12	990,100	2,920,100	2,920,100	Year End Roll	10/19/2021
2021	101	FV	1,844,800	3700	4.12	1,028,500	2,877,000	2,877,000	Year End Roll	10/15/2020
2020	101	FV	1,984,000	3700	4.12	988,500	2,976,200	2,976,200	Year End Roll	9/26/2019
2019	101	FV	2,060,900	3700	4.12	963,700	3,028,300	3,028,300	Create Final value 2019	6/4/2019
2018	101	FV	2,060,900	3700	4.12	963,700	3,028,300	3,028,300	Year End Roll	9/28/2017
2017	101	FV	1,938,200	3700	4.12	963,700	2,905,600	2,905,600	Year End Roll	9/29/2016
2016	101	FV	1,885,600	3700	4.12	937,300	2,826,600	2,826,600	Year End Roll	1/14/2016
2015	101	FV	1,866,900	3700	4.12	873,300	2,743,900	2,743,900	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRIEDMAN ELEANO	513867-570		6/27/2008	CHD>SALE	3,055,000	No	No			
ROBERT BATCHELD	17266-139		8/1/1986		830,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/30/2020	R-20-0215	RENO-BAR	80,000	C				Install a reclaime
8/27/2018	7179	RENOVATI	45,000	C				Remodel the existi
6/21/2013	5454	DEMOLITI	2,500	C	5/8/2014			remove accessory s
4/21/2010	4426	SHED	9,000	C	7/20/2010			construct shed to
4/21/2010	4425	RENOVATI	28,000	C	7/20/2010			repairs to gar/apa
1/23/2009	4117	RENOVATI	624,750	C	7/20/2010			remodel interior/r
11/10/2008	4092	RENO-ADD	472,310	C	7/20/2010			construct addition
8/16/2007	3747	TEMPORAR		C				tent 8-30 to 9-4
6/10/1998	1438	RENOVATI	70,000	C	2/20/1999			mstrbed, mstrbath
6/10/1998	1437	SHED	8,000	C	5/10/1999			office

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/3/2022	INSPECTED	5	TB
7/8/2021	QUESTIONNAIR	624	W Coelho
1/22/2019	INFO BY PHON	622	K Cuoco
1/16/2019	PERMIT VISIT	622	K Cuoco
5/8/2014	MEAS/EXT INS	25	D ERSKINE
7/20/2010	MEAS+INSPCTD	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
2/20/1999	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	55 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 2
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	AA	- SUPERB	
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:			
Partition:	T	- TYPICAL	
Prim Floors:	2	- SOFTWOOD	
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	40
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	12x36	A	AV	1915	15.00	T	70	101			1,900			1,900
2	SHED/FR	D	Y	1	12x12	A	AV	2009	15.00	T	40	101			1,300			1,300
33	2 ST BARN	D	Y	1	26x44	A	AG	2020	55.00	T	0	101			62,900			62,900

More: N	Total Yard Items:	66,100	Total Special Features:		Total:	66,100
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**BATH FEATURES**

Full Bath:	5	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	EX	- Excellent	14%
Functional:			
Economic:			
Special:			
Override:			
Total:			14%

**CALC SUMMARY**

Basic \$ / SQ:	118.00
Size Adj.:	0.85670459
Const Adj.:	1.00979996
Adj \$ / SQ:	102.082
Other Features:	130787
Grade Factor:	2.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2062685
Depreciation:	288776
Depreciated Total:	1773909

**COMMENTS**

6 bed septic 1987. 2 bed apt over garage. third building is office/studio..

**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												
RMs:	10	BRs:	5	Baths:	5	HB:	2					

**REMODELING**

Exterior:	
Interior:	1998
Additions:	1991
Kitchen:	1991
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

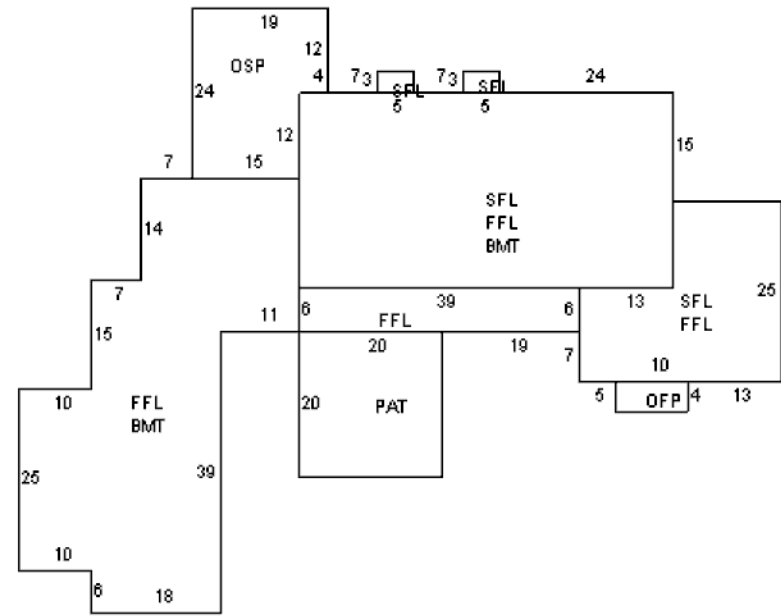
No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

142 4 0
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,645	102.080	372,088	
BMT	BASEMENT	2,867	25.520	73,167	
SFL	2ND FLOOR	1,978	102.080	201,918	
OSP	SCRN PORCH	408	22.500	9,180	
PAT	PATIO	400	14.000	5,600	
OFF	OPEN PORCH	40	15.000	600	
Net Sketched Area:		9,338	Total:	662,553	
Size Ad	5623	Gross Area	9338	Fin Area	5623

**IMAGE**