

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HSU LEE K G
Owner 2:	YEE LING V
Owner 3:	
Street 1:	20 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 2.38 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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

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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									16,290						16,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	501,600		2.380	856,300	1,357,900
Total Card	501,600		2.380	856,300	1,357,900
Total Parcel	501,600		2.380	856,300	1,357,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		341.35	/Parcel: 341.35

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	419,100	0	2.38	784,300	1,203,400	1,203,400	Year End Roll	10/19/2021
2021	101	FV	393,000	0	2.38	816,300	1,209,300	1,209,300	Year End Roll	10/15/2020
2020	101	FV	386,200	0	2.38	816,300	1,202,500	1,202,500	Year End Roll	9/26/2019
2019	101	FV	382,800	0	2.38	813,100	1,195,900	1,195,900	Create Final value 2019	6/4/2019
2018	101	FV	382,800	0	2.38	813,100	1,195,900	1,195,900	Year End Roll	9/28/2017
2017	101	FV	376,100	0	2.38	813,100	1,189,200	1,189,200	Year End Roll	9/29/2016
2016	101	FV	372,700	0	2.38	761,100	1,133,800	1,133,800	Year End Roll	1/14/2016
2015	101	FV	362,600	0	2.38	705,900	1,068,500	1,068,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HANSEN KENT F	24048-359		12/16/1993		579,000	No	No	
RURAL LAND FOUN	13010-486		11/30/1976		55,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/2/2014	5882	SOLAR PA	9,000	C	1/2/2018			
4/20/2011	4686	ROOF		C				strip & re-roof dw
10/9/1998	1546	RENOVATI	8,000	C	6/5/1999			enlarge hall, new

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
6/5/1999	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

