142	2	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,515,600
Map	Lot	Sublot	Building	Unit	CARD	!1509!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	FERGUSON MYRA
Owner 2:	
Owner 3:	
Street 1:	14 BAKER BRIDGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRANNEN TR - BARBARA A
Owner 2:	-
Street 1:	14 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 2.19 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1977, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	625,000	40,000	2.190	850,600	1,515,600
Total Card	625,000	40,000	2.190	850,600	1,515,600
Total Parcel	625,000	40,000	2.190	850,600	1,515,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.22 | /Parcel: 397.22

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 01/03/22

PREVIOUS ASSESSMENT

Parcel ID: 142 2 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	523,100	42200	2.19	778,600	1,343,900	1,343,900	Year End Roll	10/19/2021
2021	101	FV	497,300	31800	2.19	810,600	1,339,700	1,339,700	Year End Roll	10/15/2020
2020	101	FV	427,300	29100	2.19	810,600	1,267,000	1,267,000	Year End Roll	9/26/2019
2019	101	FV	420,100	29100	2.19	807,400	1,256,600	1,256,600	Create Final value 2019	6/4/2019
2018	101	FV	420,100	29100	2.19	807,400	1,256,600	1,256,600	Year End Roll	9/28/2017
2017	101	FV	412,600	29100	2.19	807,400	1,249,100	1,249,100	Year End Roll	9/29/2016
2016	101	FV	408,900	29100	2.19	755,400	1,193,400	1,193,400	Year End Roll	1/14/2016
2015	101	FV	397,700	29100	2.19	700,200	1,127,000	1,127,000	Year End	10/2/2014

PRINT

Date	Time
10/18/22	19:48:27

LAST REV

Date	Time
01/03/22	14:27:33
apro	
1509	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRANNEN TR,BARB	70820-1		4/3/2018		1,300,000	No	No			
BRANNEN,BARBARA	65704-27		7/10/2015	FAMILY	100	No	No			
BRANNEN ROBERT	19764-579		4/18/1989	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2019	R-19-0213	SHED	20,000	C				Construct shed to
8/15/2019	R-19-0019	SOLAR PA	23,386	C				Installation of 16
11/9/2018	7249	RENOVATI	500,000	C				New roof; siding;
9/5/2018	7189	KITCHEN	20,000	C	12/4/2018			Remove/replace exi
4/4/2018	7023	ROOF	26,000	C				Repair section of
3/30/2015	6041	RENOVATI	15,000	C	8/24/2015			Construct partitio
3/30/2015	6040	MANUAL	100	C	8/24/2015			Change of use of 2
4/14/1993	214	RENO-ADD	100,000	C	12/13/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2022	INSPECTED	5	TB
7/8/2021	QUESTIONNAIR	624	W Coelho
4/18/2019	SALES INSP	621	N Cramer
1/4/2019	PERMIT VISIT	622	K Cuoco
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	616	D MANZELLO
1/11/1996	MEAS+INSPCTD	606	
12/14/1993	PERMIT VISIT	600	
12/13/1993	LEFT NOTICE	600	

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

USER DEFINED

Prior Id # 1:	55 1 5
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:	

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 Influ	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		0.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									10,590						10,600	

Total AC/HA:	2.18955	Total SF/SM:	95376.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	850,590	Spl Credit		Total:	850,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	6 - WOODSHINGL		
Color:	cedar		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.7	%

CALC SUMMARY

Basic $ / SQ:	126.00
Size Adj.:	0.90725332
Const Adj.:	1.01989794
Adj $ / SQ:	116.589
Other Features:	88750
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	741448
Depreciation:	116407
Depreciated Total:	625040

COMMENTS

lap pool in home.

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:	8	BRs:	4	Baths:	3	HB	1

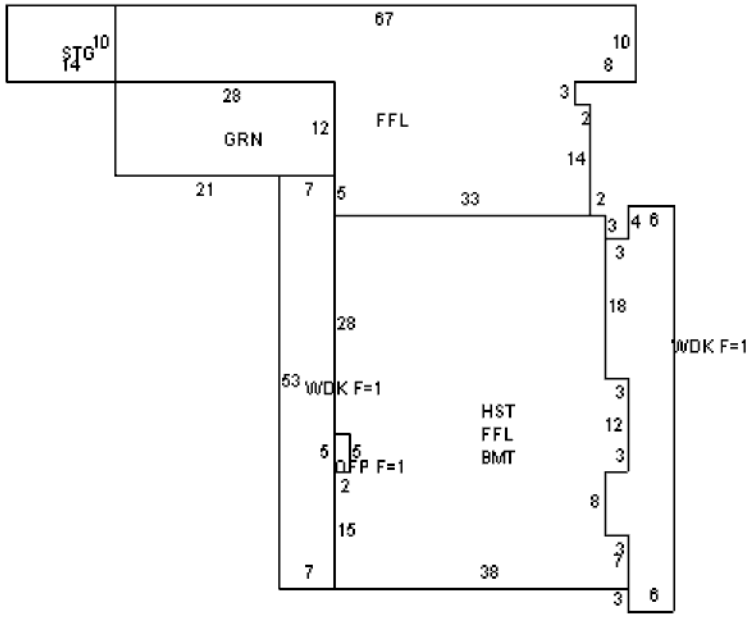
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1052318.585

Juris. Factor:		Before Depr:	139.91
Special Features:	0	Val/Su Net:	92.05
Final Total:	625000	Val/Su SzAd	163.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,952	116.590	344,169
BMT	BASEMENT	1,727	29.150	50,337
HST	HALF STORY	864	116.590	100,674
WDK	WOOD DECK	761	16.120	12,269
GRN	GRN	336	57.810	19,423
STG	STORAGE	140	15.000	2,100
OFP	OPEN PORCH	10	15.000	150
	Net Sketched Area:	6,790	Total:	529,122
Size Ad	3815.5	Gross Area	7653	FinArea 3816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

142 2 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
5	GARAGE/2S	D	Y	1	688	V	VG	1985	48.00	T	18.5	101			26,900			26,900
1	SHED/MTL	D	Y	1	20X20	A	AV	2019	8.00	T	15	101			2,700			2,700
101	SOLAR PV	D	Y	1	16	A	AV	2020		T	0	101						
93	HOT TUB	D	Y	1	4x4	F	FR	1977	1,800.00	T	75	101			7,200			7,200
7	POOL A-C	D	Y	1	6x24	A	AV	1977	75.00	T	70	101			3,200			3,200

More:	N	Total Yard Items:	40,000	Total Special Featues:		Total:	40,000