

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PINGEON HENDON C
Owner 2:	PINGEON KATE M
Owner 3:	
Street 1:	9 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 1.3 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1939, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56628		SQUARE FE	PRIME SITE		0	9.25	1.289	R4									675,143						675,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	848,900	5,800	1.300	675,100	1,529,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 426.01						/Parcel: 426.01	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	758,600	5800	1.3	624,800	1,389,200	1,389,200	Year End Roll	10/19/2021
2021	101	FV	745,200	5800	1.3	583,900	1,334,900	1,334,900	Year End Roll	10/15/2020
2020	101	FV	774,000	5800	1.3	605,800	1,385,600	1,385,600	Year End Roll	9/26/2019
2019	101	FV	750,300	5800	1.3	589,700	1,345,800	1,345,800	Create Final value 2019	6/4/2019
2018	101	FV	750,300	5800	1.3	589,700	1,345,800	1,345,800	Year End Roll	9/28/2017
2017	101	FV	664,800	5800	1.3	583,900	1,254,500	1,254,500	Year End Roll	9/29/2016
2016	101	FV	636,400	5800	1.3	567,100	1,209,300	1,209,300	Year End Roll	1/14/2016
2015	101	FV	630,200	5800	1.3	524,800	1,160,800	1,160,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALKER, SIDNEY	25749-13		10/20/1995		656,000	No	No			
	9451-359		9/19/1959		45,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/10/2021	R-21-0044	ROOF	72,600	C				Strip & re-roof wi
12/22/2006	3585	MANUAL	7,500	C				covered porch
6/20/1997	1214	RENOVATI	50,000	C	2/28/1998			2/28/98 100%
11/9/1995	853-95	RENO-ADD	80,000	C	6/12/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2022	INSPECTED	5	TB
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
2/28/1998	MEAS+INSPCTD	602	
10/30/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	A - VERY GOOD
Year Blt:	1939
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	2 - SOFTWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	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
4	GARAGE/L	D	Y	1	520	A	AV	1939	28.00	T	60	101			5,800			5,800

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	17.5%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.5%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.91708440
Const Adj.:	1.01989794
Adj \$ / SQ:	110.369
Other Features:	69750
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1028943
Depreciation:	180065
Depreciated Total:	848878

COMMENTS

BARN TO RIGHT OF GARAGE BELONGS TO 7 BAKER BRIDGE. The owner indicated that property line goes between garage and barn.

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:	4	Baths:	4	HB					

REMODELING

Exterior:	
Interior:	
Additions:	1996
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

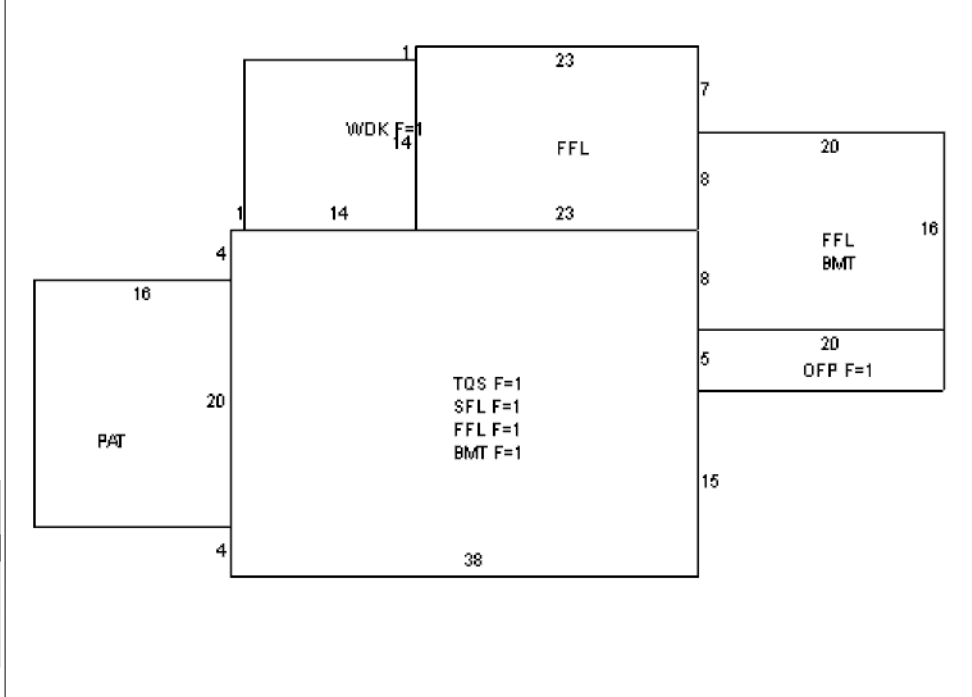
RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1180883.014
Juris. Factor:		Before Depr:	220.74	
Special Features:	0	Val/Su Net:	151.83	
Final Total:	848900	Val/Su SzAd:	236.40	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,729	110.370	190,828	
BMT	BASEMENT	1,384	27.590	38,188	
SFL	2ND FLOOR	1,064	110.370	117,433	
TQS	3/4 STORY	798	110.370	88,075	
PAT	PATIO	320	14.000	4,480	
WDK	WOOD DECK	196	21.520	4,218	
OFF	OPEN PORCH	100	15.000	1,500	
Net Sketched Area:		5,591	Total:	444,722	
Size Ad	3591	Gross Area	5857	FinArea	3591

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

