

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ECKHOUSE TR D NOAH
Owner 2:	POPPER TR CATHERINE W
Owner 3:	DINOECK 2018 TR-CATPOP 2018 TR
Street 1:	30 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ECKHOUSE - D NOAH
Owner 2:	POPPER - CATHERINE W
Street 1:	30 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 4.01 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		80000		SQUARE FE	PRIME SITE		0	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		2.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									62,490						62,500	
101	ONE FAM		0.09		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									540						500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	800,300	8,300	4.010	903,000	1,711,600
Total Card 800,300 8,300 4.010 903,000 1,711,600					
Total Parcel 800,300 8,300 4.010 903,000 1,711,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 486.46		/Parcel: 486.46	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	677,700	11800	4.01	831,000	1,520,500	1,520,500	Year End Roll	10/19/2021
2021	101	FV	644,800	11800	4.01	863,000	1,519,600	1,519,600	Year End Roll	10/15/2020
2020	101	FV	634,200	11800	4.01	863,000	1,509,000	1,509,000	Year End Roll	9/26/2019
2019	101	FV	646,900	11800	4.01	859,800	1,518,500	1,518,500	Create Final value 2019	6/4/2019
2018	101	FV	646,900	11800	4.01	859,800	1,518,500	1,518,500	Year End Roll	9/28/2017
2017	101	FV	607,800	11800	4.01	859,800	1,479,400	1,479,400	Year End Roll	9/29/2016
2016	101	FV	595,600	11800	4.01	807,800	1,415,200	1,415,200	Year End Roll	1/14/2016
2015	101	FV	580,200	11800	4.01	752,600	1,344,600	1,344,600	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ECKHOUSE,D NOAH	70782-313		3/27/2018	CONVENIENC		1	No	No		
CULVER PERRY J,	32132-5		12/12/2000		1,225,715	No	No			
PERRY CULVER	19863-245		6/6/1989	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/29/2010	4412	SCREENPR	22,000	C	7/20/2010			screen porch off k
11/19/1997	1309	DEMOLITI		C	6/20/1998			REMOVE POOL 6/20/9
11/19/1997	1308	RENOVATI	25,000	C	6/20/1998			ADD 2 RMS TO POOL

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
2/24/2020	MEAS/EXT INS	622	K Cuoco
7/20/2010	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
6/20/1998	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_



**USER DEFINED**

Prior Id # 1:	55 7 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**

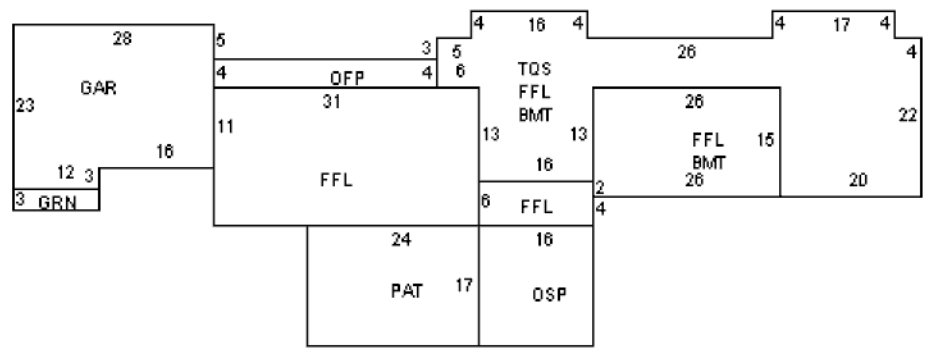
Type:	9	- CONTEMPORARY
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	6	- STUCCO
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**BATH FEATURES**

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

**COMMENTS**

Empty comments box.

**SKETCH****GENERAL INFORMATION**

Grade:	A-	- V GOOD-	
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

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

**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:	4	HB	1					

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:			
Partition:	E	- EXTNSIVE	
Prim Floors:	3	- HARDWOOD	
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	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	GD	- Good	12.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			12.6%

**REMODELING**

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

**RES BREAKDOWN**

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

**CALC SUMMARY**

Basic \$ / SQ:	126.00
Size Adj.:	0.94096118
Const Adj.:	1.00979996
Adj \$ / SQ:	119.723
Other Features:	63231
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	915665
Depreciation:	115374
Depreciated Total:	800291

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

142 7 0
---------

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,305	119.720	275,962	
BMT	BASEMENT	1,506	41.150	61,979	
TQS	3/4 STORY	837	119.720	100,208	
GAR	GARAGE	596	36.000	21,456	
PAT	PATIO	408	14.000	5,712	
OSP	SCRN PORCH	272	22.500	6,120	
OFF	OPEN PORCH	124	15.000	1,860	
GRN	GRN	36	58.280	2,098	
Net Sketched Area:		6,084	Total:	475,395	
Size Ad	3142	Gross Area	6363	FinArea	3519

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	A	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
3	GARAGE	D	Y	1	20x25	A	AV	1986	36.00	T	54	101			8,300			8,300
101	SOLAR PV	A	Y	1	12	A	AV	1986		M	0	101						

More: N			Total Yard Items:	8,300	Total Special Features:		Total:	8,300
---------	--	--	-------------------	-------	-------------------------	--	--------	-------

**IMAGE****AssessPro** Patriot Properties, Inc