142	10	0		1 of 3	RESIDENTIAL	TOTAL ASSESSED:	2,765,000
Map	Lot	Sublot	Building	Unit	CARD	!1516!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	LOVELANE SPEC NEEDS PROG INC
Owner 2:	
Owner 3:	
Street 1:	40 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FORTY BAKER BR RD LOVE LN LLC -
Owner 2:	-
Street 1:	PO BOX 716
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.01 ACRES of land mainly classified as CHARITY with a(n) COLONIAL Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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
905	375,400		5.010	935,200	1,310,600
Total Card	375,400		5.010	935,200	1,310,600
Total Parcel	1,827,300	2,500	5.010	935,200	2,765,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 561.96 | /Parcel: 141.82

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/05/22

PREVIOUS ASSESSMENT

Parcel ID: 142 10 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	905	FV	1,836,500	3800	5.01	863,200	2,703,500	2,703,500	Year End Roll	10/19/2021
2021	905	FV	1,705,000	3800	5.01	895,200	2,604,000	2,604,000	Year End Roll	10/15/2020
2020	905	FV	1,702,300	3800	5.01	895,200	2,601,300	2,601,300	Year End Roll	9/26/2019
2019	905	FV	1,615,600	3800	5.01	892,000	2,511,400	2,511,400	Create Final value 2019	6/4/2019
2018	905	FV	1,615,600	3800	5.01	892,000	2,511,400	2,511,400	Year End Roll	9/28/2017
2017	905	FV	1,532,700	3800	5.01	892,000	2,428,500	2,428,500	Year End Roll	9/29/2016
2016	905	FV	1,471,100	3800	5.01	840,000	2,314,900	2,314,900	Year End Roll	1/14/2016
2015	905	FV	1,468,500	3800	5.01	784,800	2,257,100	2,257,100	Year End	10/2/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: apro 1516

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FORTY BAKER BR	43191-596		6/30/2004	INVOLV CHARI	10	No	No			
IRWIN MARY M,	38410-75		3/19/2003	CHD>SALE	2,700,000	No	No			
	7778-514		7/19/1951		7,500	No	No			

PRINT

Date	Time
10/18/22	19:50:14

LAST REV

Date	Time
01/05/22	10:50:06

USER DEFINED

Prior Id # 1:	55 8 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/2/2014	5810	RENOVATI	5,000	C	7/29/2014			Construct 2 walls
9/19/2013	5554	TEMPORAR		C				tent 10/4 to 10/6
10/11/2006	3534	TEMPORAR		C				erect ften 10/13-1
12/17/2004	3104	SIGN		C				80" x 80" wood sig
9/20/2004	3037	SHED	15,000	C				compost shed
2/20/2004	2854	BARN	770,000	C	6/12/2004			indr riding arena
12/17/2003	2837	MANUAL	35,000	C	6/12/2004			foundation for bar

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
5/29/2015	CERT OF OCC	619	DH
12/9/2004	M&L EXTERIOR	615	
6/12/2004	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
10/7/1995	MEAS+INSPCTD	606	

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

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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	10.5	1.000	R5									840,000						840,000	
905	CHARITY		3.17344		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									95,203						95,200	

Total AC/HA:	5.00999	Total SF/SM:	218235.17	Parcel LUC:	905	CHARITY	Prime NB Desc	RES CAT 5	Total:	935,203	Spl Credit		Total:	935,200

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

Database: AssessPro meadorse 2023

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	2
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:	A - AVERAGE		

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	3	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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	118.00
Size Adj.:	1.04585803
Const Adj.:	1.01999998
Adj $ / SQ:	125.879
Other Features:	53158
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	577536
Depreciation:	202138
Depreciated Total:	375398

COMMENTS

address of residence is 40A, Sec 14 Acc apt, offices, tack rm in barn second floor. Offices, 2HB, kit, tack rm on first fl..

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:	3	HB	1

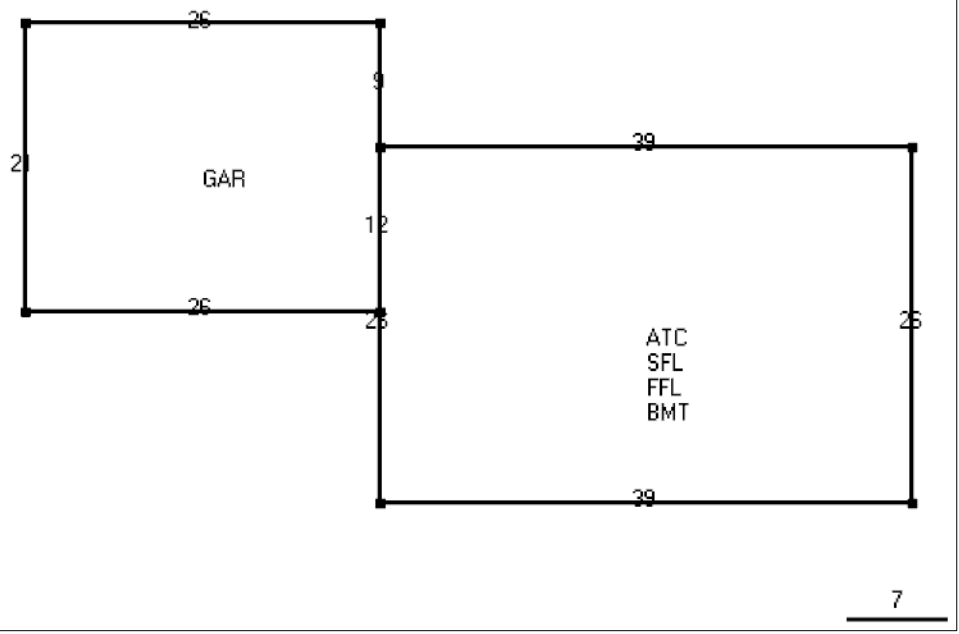
REMODELING

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

RES BREAKDOWN

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

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 2289352.993

Juris. Factor:		Before Depr:	182.53
Special Features:	0	Val/Su Net:	96.45
Final Total:	375400	Val/Su SzAd	185.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,014	31.470	31,910
FFL	1ST FLOOR	1,014	125.880	127,642
SFL	2ND FLOOR	1,014	125.880	127,642
GAR	GARAGE	546	36.000	19,656
ATC	ATTIC	304	125.880	38,293

Net Sketched Area:	3,892			Total:	345,143
Size Ad	2028	Gross Area	4602	FinArea	2332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

142 10 0

IMAGE

AssessPro Patriot Properties, Inc