

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	QUELCH JOYCE A
Owner 2:	
Owner 3:	
Street 1:	57 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	QUELCH TR - JOHN A
Owner 2:	QUELCH TR - JOYCE A
Street 1:	57 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.855 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1842, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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		0.018		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									540						500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,164,600	15,000	1.855	840,500	2,020,100
Total Card	1,164,600	15,000	1.855	840,500	2,020,100
Total Parcel	1,164,600	15,000	1.855	840,500	2,020,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		352.28	/Parcel: 352.28

Legal Description	User Acct
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	1,088,500	18500	1.855	768,500	1,875,500	1,875,500	Year End Roll	10/19/2021
2021	101	FV	1,190,200	18500	1.855	800,500	2,009,200	2,009,200	Year End Roll	10/15/2020
2020	101	FV	1,266,600	18500	1.855	800,500	2,085,600	2,085,600	Year End Roll	9/26/2019
2019	101	FV	1,265,100	18500	1.855	797,300	2,080,900	2,080,900	Create Final value 2019	6/4/2019
2018	101	FV	1,265,100	18500	1.855	797,300	2,080,900	2,080,900	Year End Roll	9/28/2017
2017	101	FV	1,143,400	18500	1.855	797,300	1,959,200	1,959,200	Year End Roll	9/29/2016
2016	101	FV	1,106,500	18500	1.855	745,300	1,870,300	1,870,300	Year End Roll	1/14/2016
2015	101	FV	1,043,600	18500	1.855	690,100	1,752,200	1,752,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
QUELCH TR,JOHN	69401-287		6/8/2017	FAMILY		1	No	No		
QUELCH TR,JOHN	62010-48		6/13/2013	TRADE		1	No	No		Traded 689 sq ft with parcel 142-17
QUELCH JOHN A,	54095-433		1/4/2010	FAMILY		1	No	No		
WARREN FELDBERG	19090-477		6/1/1988		1,152,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/7/2021	R-21-0058	ROOF	31,500	C				Strip & re-roof dw
6/29/2015	6129	RENOVATI	5,000	C				Remodel living roo
7/2/2013	5460	RENOVATI	80,000	C	5/8/2014			add side entry & r
1/13/2010	4370	RENOVATI	50,000	C	10/7/2015			reno existing bmt;
4/9/2008	3912	RENOVATI	165,000	C	6/26/2008			attic remodel
8/11/2003	2745	MANUAL	12,000	C	5/15/2004			rem bath & dressin
5/30/1995	727-95	ROOF	22,000	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
3/3/2016	PERMIT VISIT	618	G BOURGAULT
5/8/2014	MEAS/EXT INS	25	D ERSKINE
7/15/2010	MEAS+INSPCTD	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
6/26/2008	MEAS/EXT INS	100	
6/12/2007			
5/15/2004	MEAS+INSPCTD	615	
11/5/2002	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	56 10 3
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:	

