141	1	0		1 of 2	RESIDENTIAL	TOTAL ASSESSED:	1,452,000
Map	Lot	Sublot	Building	Unit	CARD	!1524!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SOC FOR PRES OF NE ANTIQUITIES
Owner 2:	
Owner 3:	
Street 1:	141 CAMBRIDGE ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02114-2711 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 4.317 ACRES of land mainly classified as CHARITY with a(n) CONTEMPORARY Building Built about 1938, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	LC	Historic Dst		U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	468,400	8,700	4.317	914,400	1,391,500
Total Card	468,400	8,700	4.317	914,400	1,391,500
Total Parcel	528,900	8,700	4.317	914,400	1,452,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 626.80 | /Parcel: 579.18

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 01/05/22

PREVIOUS ASSESSMENT

Parcel ID 141 1 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	905	FV	448,200	8700	4.317	842,400	1,299,300	1,299,300	Year End Roll	10/19/2021
2021	905	FV	407,600	8700	4.317	874,400	1,290,700	1,290,700	Year End Roll	10/15/2020
2020	905	FV	398,900	8700	4.317	874,400	1,282,000	1,282,000	Year End Roll	9/26/2019
2019	905	FV	380,100	8700	4.317	871,200	1,260,000	1,260,000	Create Final value 2019	6/4/2019
2018	905	FV	380,100	8700	4.317	871,200	1,260,000	1,260,000	Year End Roll	9/28/2017
2017	905	FV	370,700	8700	4.317	871,200	1,250,600	1,250,600	Year End Roll	9/29/2016
2016	905	FV	360,600	8700	4.317	819,200	1,188,500	1,188,500	Year End Roll	1/14/2016
2015	905	FV	350,300	8700	4.317	764,000	1,123,000	1,123,000	Year End	10/2/2014

PRINT

Date	Time
10/18/22	19:51:52

LAST REV

Date	Time
07/05/22	14:14:24
blakeley	
1524	

USER DEFINED

Prior Id # 1:	56 12 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	13747-326		7/26/1979			No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2022	R-22-0144	ROOF	26,475	C				Replace garage roo
9/16/2021	C-21-0029	MANUAL	9,850	C				Repair kitchen ent
10/26/2020	R-20-0190	ROOF	9,800	C				Strip & re-roof sm
5/7/2013	5402	TEMPORAR		C				tent 5/13 to 5/15
4/28/2005	3166	SIGN		C				
6/3/1997	1196	GARAGE	19,000	C	2/28/1998			100% 2/28/98

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
2/28/1998	MEAS/EXT INS	602	

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		2.48		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									74,400						74,400	

Total AC/HA:	4.31655	Total SF/SM:	188028.91	Parcel LUC:	905	CHARITY	Prime NB Desc	RES CAT 5	Total:	914,400	Spl Credit		Total:	914,400

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

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:	23 - GLASS	50	%
Roof Struct:	4 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:			
View / Desir:	V - VERY GOOD		

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1938	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:	4 - CARPET		
Sec Floors:	11 - MASONRY	50	%
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	2	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:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.5	%

CALC SUMMARY

Basic $ / SQ:	126.00
Size Adj.:	1.02027023
Const Adj.:	0.97355855
Adj $ / SQ:	125.155
Other Features:	32500
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	567807
Depreciation:	99366
Depreciated Total:	468441

COMMENTS

Plan 1022 doc #1332 activities use easement rec 102202.

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:	3	Baths:	2	HB	

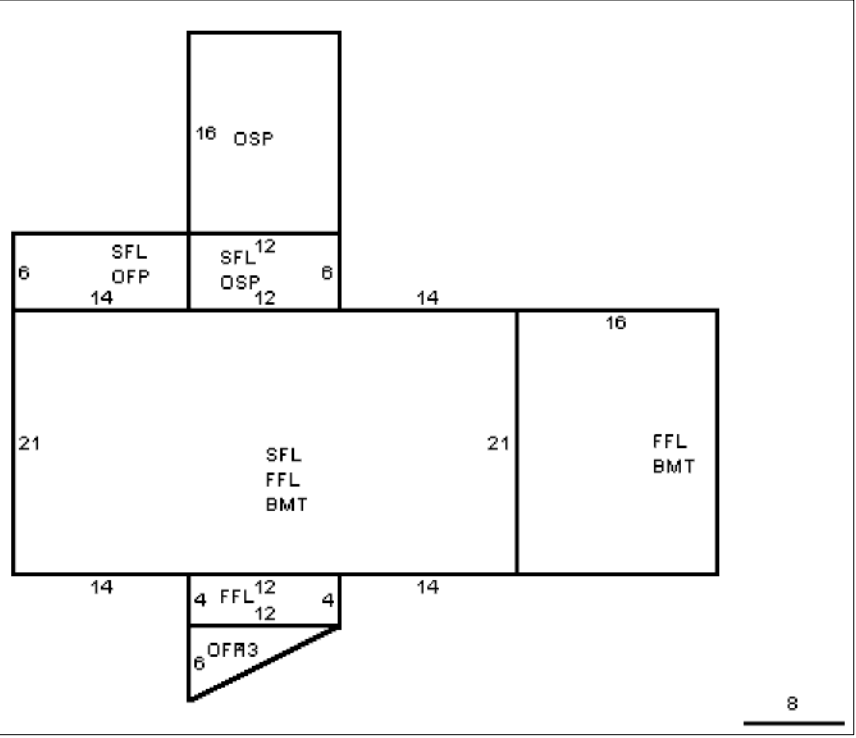
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val	0.00000		

Juris. Factor:		Before Depr:	200.25
Special Features:	0	Val/Su Net:	123.92
Final Total:	468400	Val/Su SzAd	210.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,224	125.150	153,190
BMT	BASEMENT	1,176	31.290	36,796
SFL	2ND FLOOR	996	125.150	124,654
OSP	SCRN PORCH	264	22.500	5,940
OFP	OPEN PORCH	120	15.000	1,800

Net Sketched Area:	3,780			Total:	322,380
Size Ad	2220	Gross Area	3780	FinArea	2220

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

141 1 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	18X18	G	GD	1938	45.00	T	40	905			8,700			8,700

More:	N	Total Yard Items:	8,700	Total Special Featues:		Total:	8,700