

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEGGAT BARBARA B
Owner 2:	
Owner 3:	
Street 1:	81 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3100 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.43 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1945, Having Primarily WOOD SHING Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		62291		SQUARE FE	PRIME SITE		0	9.25	1.199	R4									690,858						690,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	372,000	16,300	1.430	690,900	1,079,200
Total Card	372,000	16,300	1.430	690,900	1,079,200
Total Parcel	372,000	16,300	1.430	690,900	1,079,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		306.85	/Parcel: 306.85

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	334,700	16300	1.43	639,300	990,300	990,300	Year End Roll	10/19/2021
2021	101	FV	317,600	16300	1.43	597,500	931,400	931,400	Year End Roll	10/15/2020
2020	101	FV	295,000	16300	1.43	619,900	931,200	931,200	Year End Roll	9/26/2019
2019	101	FV	298,300	16300	1.43	603,500	918,100	918,100	Create Final value 2019	6/4/2019
2018	101	FV	298,300	16300	1.43	603,500	918,100	918,100	Year End Roll	9/28/2017
2017	101	FV	284,300	16300	1.43	597,500	898,100	898,100	Year End Roll	9/29/2016
2016	101	FV	278,700	16300	1.43	580,300	875,300	875,300	Year End Roll	1/14/2016
2015	101	FV	267,500	16300	1.43	537,000	820,800	820,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMAS E. LEGGA	16442-547		9/19/1985	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22	- CONVENT'NL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	8	- BRICK VEN 50%
Roof Struct:	4	- FLAT
Roof Cover:	4	- TAR+GRAVEL
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1945	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:	4	- CARPET 15%
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: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled 0

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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	660	A	AV	1945	36.00	T	60	101			9,500			9,500
2	SHED/FR	D	Y	1	12X22	A	AV	1945	15.00	T	70	101			1,200			1,200
27	TENNIS C	D	Y	1	100x55	A	FR	1945	4.09	T	75	101			5,600			5,600

More:	N
Total Yard Items:	16,300
Total Special Features:	

BATH FEATURES

Full Bath:	2	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:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

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:	125.00
Size Adj.:	0.92059994
Const Adj.:	0.99030364
Adj \$ / SQ:	113.959
Other Features:	50500
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	572234
Depreciation:	200282
Depreciated Total:	371952

COMMENTS

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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	RM:	9	BR:	5	Baths:	2	HB:	1				

REMODELING

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

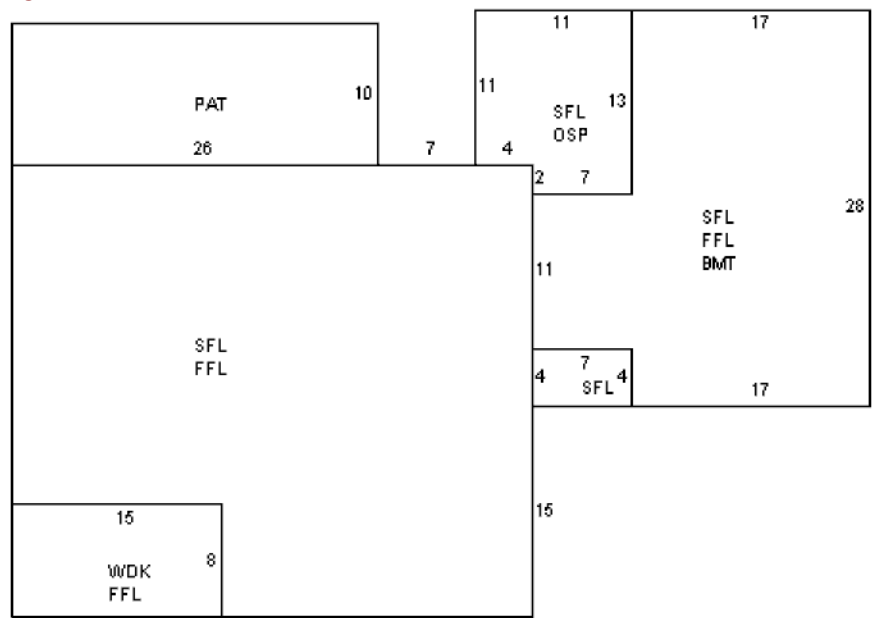
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	880909.1089
Juris. Factor:		Before Depr:	136.75	
Special Features:	0	Val/Su Net:	81.13	
Final Total:	372000	Val/Su SzAd:	105.77	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,780	113.960	202,847	
FFL	1ST FLOOR	1,737	113.960	197,947	
BMT	BASEMENT	553	28.490	15,755	
PAT	PATIO	260	14.000	3,640	
OSP	SCRN PORCH	135	22.500	3,038	
WDK	WOOD DECK	120	26.130	3,135	
Net Sketched Area:		4,585	Total:	426,361	
Size Ad	3517	Gross Area	4585	FinArea	3517

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 141 18 0

Appr Value	JCod	JFact	Juris. Value
9,500			9,500
1,200			1,200
5,600			5,600

More:	N
Total Yard Items:	16,300
Total Special Features:	
Total:	16,300