



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	NOGUEIRA EHREN MILLER
Owner 2:	NOGUEIRA ANGEL MARIO
Owner 3:	
Street 1:	64 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

**PREVIOUS OWNER**

Owner 1:	LYTTON - MEGHAN K
Owner 2:	-
Street 1:	64 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

**NARRATIVE DESCRIPTION**

This Parcel contains 10.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		6.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									180,390						180,400	
101	ONE FAM		2.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									13,500						13,500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	724,500	10,500	10.100	1,033,900	1,768,900
Total Card	724,500	10,500	10.100	1,033,900	1,768,900
Total Parcel	724,500	10,500	10.100	1,033,900	1,768,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		666.25	/Parcel: 666.25

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	01/05/22

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,000	2500	10.1	961,900	1,242,400	1,242,400	Year End Roll	10/19/2021
2021	101	FV	264,800	2500	10.1	993,900	1,261,200	1,261,200	Year End Roll	10/15/2020
2020	101	FV	261,200	2500	10.1	993,900	1,257,600	1,257,600	Year End Roll	9/26/2019
2019	101	FV	259,300	2500	10.1	990,700	1,252,500	1,252,500	Create Final value 2019	6/4/2019
2018	101	FV	259,300	2500	10.1	990,700	1,252,500	1,252,500	Year End Roll	9/28/2017
2017	101	FV	313,800	0	10.1	990,700	1,304,500	1,304,500	Year End Roll	9/29/2016
2016	101	FV	311,500	0	10.1	938,700	1,250,200	1,250,200	Year End Roll	1/14/2016
2015	101	FV	304,700	0	10.1	883,500	1,188,200	1,188,200	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYTTON,MEGHAN K	80079-46		5/4/2022		1,850,000	No	No			
AMMEN,JONATHAN	79088-244		11/5/2021		2,050,000	No	No			
AMMEN DAVID,	27853-137		11/7/1997	FAMILY	312,500	No	No			1/2 INT
AMMEN JONATHAN	27853-135		11/7/1997	CONVENIENC	99	No	No			HIS 1/2 INT
FLEET NATIONAL	27853-133		11/7/1997	CONVENIENC	12,500	No	No			1/2 INT
AMMEN DAVID L,	27853-131		11/7/1997	CONVENIENC	99	No	No			1/2 INT
DAVID + JUDITH	17722-135		12/29/1986	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/3/2021	R-21-0076	ROOF	42,608	C	9/7/2021			Strip & re-roof 53
8/27/2020	R-20-0141	ROOF	55,000	C	9/7/2021			Structural & roof
4/29/1998	1398	RENOVATI	22,000	C	6/16/1998			REN BED, 2 BAS 6/1
3/16/1998	1355	MANUAL	15,000	C	6/16/1998			REMOD KIT 6/16/98

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/3/2022	INFO FR MLS	625	J Frank
1/5/2022	INSPECTED	5	TB
2/27/2017	MEAS/EXT INS	4	JG
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
1/31/2001	ABATE-INSPEC	600	
2/20/1999	MEAS+INSPCTD	602	
6/16/1998	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

