

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELLIOTT JOCELYN
Owner 2:	
Owner 3:	
Street 1:	60 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	ELLIOTT TR - PEGGY P
Owner 2:	-
Street 1:	60 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 4.92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		2.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									62,490						62,500	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,000						6,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	260,900	12,200	4.920	908,500	1,181,600
Total Card	260,900	12,200	4.920	908,500	1,181,600
Total Parcel	260,900	12,200	4.920	908,500	1,181,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		421.10	/Parcel: 421.10

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	228,000	12900	4.92	836,500	1,077,400	1,077,400	Year End Roll	10/19/2021
2021	101	FV	209,400	12900	4.92	868,500	1,090,800	1,090,800	Year End Roll	10/15/2020
2020	101	FV	205,600	12900	4.92	868,500	1,087,000	1,087,000	Year End Roll	9/26/2019
2019	101	FV	203,800	12900	4.92	865,300	1,082,000	1,082,000	Create Final value 2019	6/4/2019
2018	101	FV	203,400	12700	4.92	865,300	1,081,400	1,081,400	Year End Roll	9/28/2017
2017	101	FV	199,700	12700	4.92	865,300	1,077,700	1,077,700	Year End Roll	9/29/2016
2016	101	FV	197,800	12700	4.92	813,300	1,023,800	1,023,800	Year End Roll	1/14/2016
2015	101	FV	192,200	12700	4.92	758,100	963,000	963,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ELLIOTT TR,PEGG	77305-418		3/23/2021	CONVENIENC		1	No	No
ELLIOTT PEGGY P	53882-79		11/23/2009	FAMILY		1	No	No
WILLIAM G.ELLIO	17394-546		9/15/1986	FAMILY			No	No

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/7/2021	R-21-0207	SOLAR PA	33,782	O	2/2/2022			Install 48 roof-mo
10/28/2020	R-20-0193	MANUAL	15,600	O	12/18/2020			Weatherization/air
10/26/2020	SH-20-0021	SHEET MT	6,500	O				Sheet metal work f
10/26/2020	MEC-20-0006	MANUAL	7,500	O				Installation of ai
3/24/2015	6032	ROOF	7,250	C				Strip and re-roof
4/14/2009	4149	ROOF		C				re-roof part of dw
8/6/2008	4019	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/2/2008	MEAS/EXT INS	25	D ERSKINE
12/9/2004	M&L COMPLETE	615	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

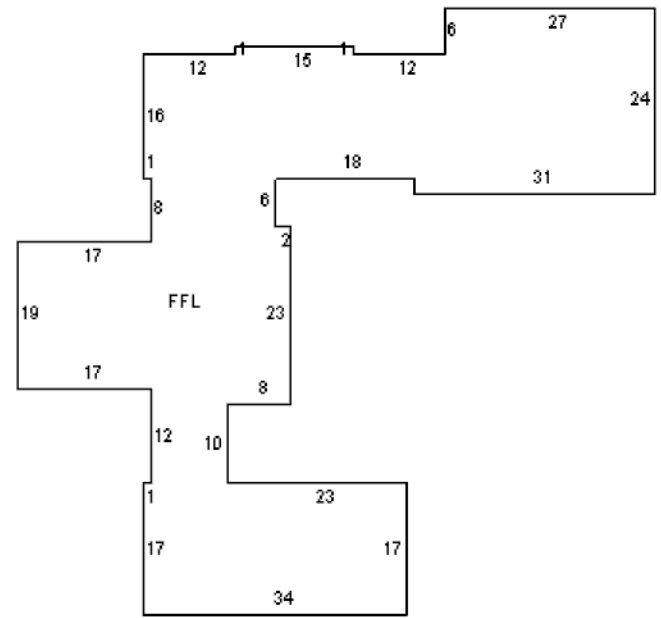
Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	FAIR

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C	- AVERAGE	
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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's:	8	BR's:	4	Baths:	3	HB						

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL	50%	
Partition:	T - TYPICAL		
Prim Floors:	5 - LINO/VINYL		
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	32.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		32.5%

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.96382749
Const Adj.:	0.99000001
Adj \$ / SQ:	120.228
Other Features:	49125
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	386484
Depreciation:	125607
Depreciated Total:	260877

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1112372.083
Juris. Factor:		Before Depr:	120.23	
Special Features:	0	Val/Su Net:	92.98	
Final Total:	260900	Val/Su SzAd:	92.98	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,806	120.230	337,359	
Net Sketched Area:		2,806	Total:	337,359	
Size Ad	2806	Gross Area	2806	FinArea	2806

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
3	GARAGE	D	Y	1	33X24	A	AV	1957	36.00	T	60	101			11,400			11,400
2	SHED/FR	D	Y	1	10x14	A	AV	2000	15.00	T	60	101			800			800

PARCEL ID

142 14 0

IMAGE*AssessPro* Patriot Properties, Inc