



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KIRK KATHERINE R
Owner 2:	GEFTER MALCOLM L
Owner 3:	
Street 1:	46 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

**PREVIOUS OWNER**

Owner 1:	Gefter - Malcolm L
Owner 2:	-
Street 1:	46 Baker Bridge Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3105

**NARRATIVE DESCRIPTION**

This Parcel contains 5.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 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		3.233		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									96,990						97,000	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									180						200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	804,900		5.100	937,200	1,742,100
Total Card		804,900	5.100	937,200	1,742,100
Total Parcel		958,700	5.100	937,200	1,895,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 416.67		/Parcel: 383.44	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
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	842,900	0	5.1	865,200	1,708,100	1,708,100	Year End Roll	10/19/2021
2021	101	FV	786,400	0	5.1	897,200	1,683,600	1,683,600	Year End Roll	10/15/2020
2020	101	FV	775,100	0	5.1	897,200	1,672,300	1,672,300	Year End Roll	9/26/2019
2019	101	FV	732,800	0	5.1	894,000	1,626,800	1,626,800	Create Final value 2019	6/4/2019
2018	101	FV	732,800	0	5.1	894,000	1,626,800	1,626,800	Year End Roll	9/28/2017
2017	101	FV	717,500	0	5.1	894,000	1,611,500	1,611,500	Year End Roll	9/29/2016
2016	101	FV	696,600	0	5.1	842,000	1,538,600	1,538,600	Year End Roll	1/14/2016
2015	101	FV	671,500	0	5.1	786,800	1,458,300	1,458,300	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
Gefter, Malcolm	60528-216		11/20/2012	FAMILY		1	No	No
DUFFY JAMES E I	21996-256		5/1/1992		690,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/25/2016	6333	ROOF	16,665	C				Strip & re-roof ex
10/27/2014	5948	WDK	11,966	C	11/14/2014			replace deck on 2n
9/28/1999	1812	MANUAL	30,000	C	4/17/2000			gazebo 4/17/00 1
9/16/1998	1528	RENOVATI	47,000	C	2/20/1999			
7/23/1998	1470	GARAGE	150,000	C	2/20/1999			2/20/99 75% finish
12/15/1992	183	RENO-ADD	139,000	C	12/22/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
5/29/2015	PERMIT VISIT	619	DH
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
4/17/2000	MEAS/EXT INS	611	
5/29/1999	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	
6/9/1994	FIELDREV CHG	600	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

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

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)
Year Blt:	1957
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	2
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
Solar HW:	NO
% Com Wal:	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

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	126.00
Size Adj.:	0.89350635
Const Adj.:	1.01999998
Adj \$ / SQ:	114.833
Other Features:	67000
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	960484
Depreciation:	155598
Depreciated Total:	804886

**COMMENTS**

1998 New septic & well added for garage/apt (workshop).

**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:	8	BR:	4	Baths:	2	HB:	2				

**REMODELING**

Exterior:	
Interior:	1992
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

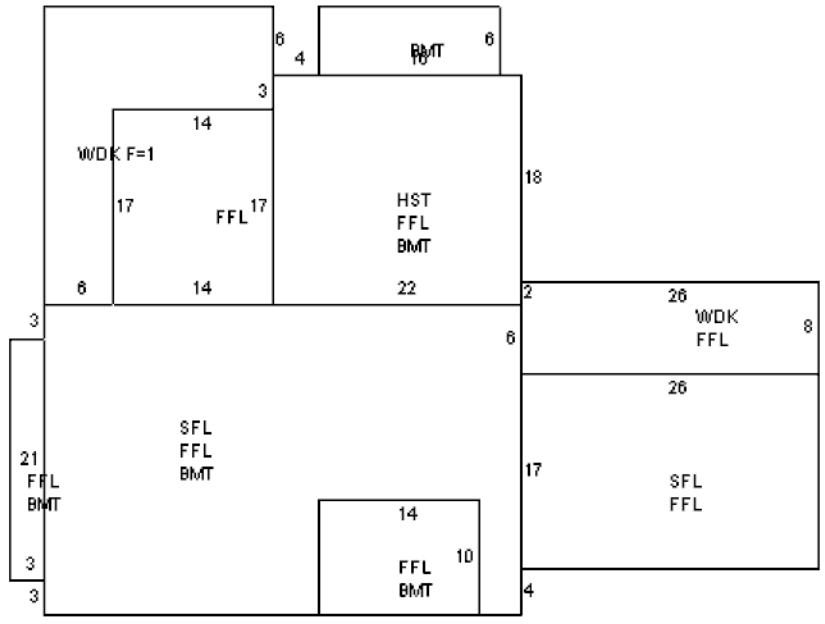
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID 142 12 0**

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,525	114.830	289,954	
BMT	BASEMENT	1,560	28.710	44,776	
SFL	2ND FLOOR	1,436	114.830	164,901	
WDK	WOOD DECK	490	17.160	8,408	
HST	HALF STORY	220	114.830	25,263	
Net Sketched Area:		6,231	Total:	533,301	
Size Ad	4181	Gross Area	6624	Fin Area	4181

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90				0

**IMAGE**

