



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLS TR JON D
Owner 2:	JON D MILLS 2015 TRUST
Owner 3:	
Street 1:	44 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MILLS - JON D
Owner 2:	MILLS - KIKUKO
Street 1:	44 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 6. ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2008, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 15 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		80000		SQUARE FE	PRIME SITE		0	10.5	1.000	R5									840,000						840,000	
130	LAND		4.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									124,890						124,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,287,500		1.837	840,000	2,127,500
130			4.163	124,900	124,900
Total Card	1,287,500		6.000	964,900	2,252,400
Total Parcel	1,287,500		6.000	964,900	2,252,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	293.93	/Parcel:	293.93

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	1,108,900	0	6.	892,900	2,001,800	2,001,800	Year End Roll	10/19/2021
2021	101	FV	1,130,600	0	6.	924,900	2,055,500	2,055,500	Year End Roll	10/15/2020
2020	101	FV	1,076,300	0	6.	924,900	2,001,200	2,001,200	Year End Roll	9/26/2019
2019	101	FV	972,800	0	6.	921,700	1,894,500	1,894,500	Create Final value 2019	6/4/2019
2018	101	FV	972,800	0	6.	921,700	1,894,500	1,894,500	Year End Roll	9/28/2017
2017	101	FV	962,400	0	6.	921,700	1,884,100	1,884,100	Year End Roll	9/29/2016
2016	101	FV	943,500	0	6.	869,700	1,813,200	1,813,200	Year End Roll	1/14/2016
2015	101	FV	933,400	0	6.	814,500	1,747,900	1,747,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MILLS,JON D	66192-136		10/7/2015	FAMILY		1	No	No		
ALLEN SUSAN TR,	48343-456		10/19/2006		1,150,000	No	No			
TJAN ANTHONY,	47360-267		4/26/2006	INVOLV CHARI	1,700,000	No	No			
HOLLAND ANNA L	43775-402		9/24/2004		1,240,000	No	No			
HOLLAND TAFFY K	41636-561		12/18/2003	CONVENIENC		1	No	No		
HOLLAND, TAFFY	23759-341		10/13/1993	FAMILY			No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/6/2008	3960	NEW HOME	897,750	C	12/23/2008			new home
11/5/2007	3813	MANUAL	50,000	C	6/12/2008			foundation only
12/6/2004	3100	DEMOLITI		C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
11/1/2018	INSPECTED	622	K Cuoco
10/5/2018	MEAS/EXT INS	622	K Cuoco
4/22/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	
6/2/2008	CERT OF OCC	10	MARK R
4/13/2005	MEAS/EXT INS	600	
12/9/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

