

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TYLKO TR JOHN J
Owner 2:	
Owner 3:	
Street 1:	34 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 5.45 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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:				Topo		
D				Street	1	PAVED
s				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		3.613		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									108,390						108,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	875,700	300	5.450	948,400	1,824,400
Total Card	875,700	300	5.450	948,400	1,824,400
Total Parcel	875,700	300	5.450	948,400	1,824,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		367.72	/Parcel: 367.72

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	850,700	300	5.45	876,400	1,727,400	1,727,400	Year End Roll	10/19/2021
2021	101	FV	793,000	300	5.45	908,400	1,701,700	1,701,700	Year End Roll	10/15/2020
2020	101	FV	785,700	300	5.45	908,400	1,694,400	1,694,400	Year End Roll	9/26/2019
2019	101	FV	710,000	300	5.45	905,200	1,615,500	1,615,500	Create Final value 2019	6/4/2019
2018	101	FV	710,000	1500	5.45	905,200	1,616,700	1,616,700	Year End Roll	9/28/2017
2017	101	FV	689,200	1500	5.45	905,200	1,595,900	1,595,900	Year End Roll	9/29/2016
2016	101	FV	662,200	1500	5.45	853,200	1,516,900	1,516,900	Year End Roll	1/14/2016
2015	101	FV	655,400	1500	5.45	798,000	1,454,900	1,454,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PERRY CULVER	17003-156		5/16/1986		758,500	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/9/1994	486-94	ROOF		C	8/18/1995			
10/5/1993	359	ADDITION	120,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/9/2004	M&L COMPLETE	615	
10/7/1995	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	
12/15/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details including Type (6 - COLONIAL), Sty Ht (2 - 2), (Liv) Units (1), Foundation (1 - CONCRETE), Frame (1 - WOOD), Prime Wall (2 - CLAPBOARD), Sec Wall (8 - BRICK VEN 50%), Roof Struct (2 - HIP), Roof Cover (1 - ASPHALT), Color, and View / Desir.

GENERAL INFORMATION

Table with general info including Grade (B+ - GOOD (+)), Year Blt (1953), Eff Yr Blt, Alt LUC, Alt %, Jurisdic, Fact., Const Mod, and Lump Sum Adj.

INTERIOR INFORMATION

Table with interior details including Avg Ht/FL (STD), Prim Int Wal (2 - PLASTER), Sec Int Wall, Partition (T - TYPICAL), Prim Floors (3 - HARDWOOD), Sec Floors, Bsmnt Flr, Bsmnt Gar (2), Electric (3 - TYPICAL), Insulation (2 - TYPICAL), Int vs Ext (S), Heat Fuel (2 - GAS), Heat Type (3 - FORCED H/W), # Heat Sys (1), % Heated (100), % AC (100), Solar HW (NO), Central Vac (NO), and % Com Wal (0).

SPEC FEATURES/YARD ITEMS

Table with 15 columns: 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. Includes a summary row for Total Yard Items (300) and Total Special Features (300).

BATH FEATURES

Table with bath details including Full Bath (3), Rating (AVERAGE), A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, and OthrFix (1), Rating (AVERAGE).

OTHER FEATURES

Table with other features including Kits (1), Rating (GOOD), A Kits, Rating, Frpl (3), Rating (AVERAGE), and WSFlue, Rating.

CONDO INFORMATION

Table with condo info including Location, Total Units, Floor (1 - 1ST FLOOR), % Own, and Name.

DEPRECIATION

Table with depreciation details including Phys Cond (EX - Excellent), Functional, Economic, Special, Override, and Total (13.8%).

CALC SUMMARY

Table with calculation summary including Basic \$ / SQ (118.00), Size Adj (0.88904983), Const Adj (1.04549992), Adj \$ / SQ (109.681), Other Features (70986), Grade Factor (1.60), Neighborhood Inf (1.00000000), LUC Factor (1.00), Adj Total (1015877), Depreciation (140191), and Depreciated Total (875686).

COMMENTS

Large empty table area for comments.

RESIDENTIAL GRID

Table with residential grid details including 1st Res Grid, Desc, Line 1, # Units (1), Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, and Totals (RMs: 10, BRs: 4, Baths: 3, HB).

REMODELING

Table with remodeling categories: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, and General.

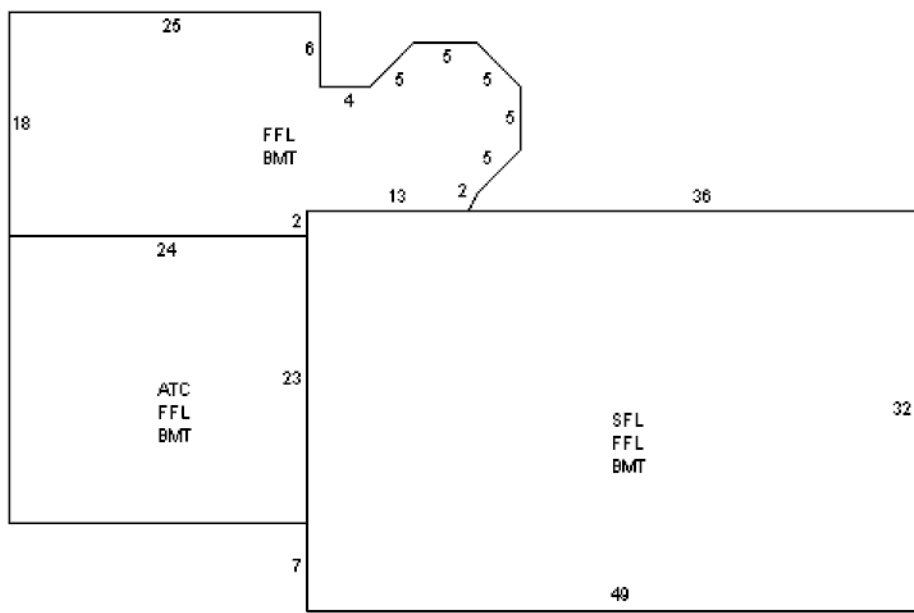
RES BREAKDOWN

Table with res breakdown including No Unit, RMS, BRS, FL, and Totals (1, 10, 4, 1).

COMPARABLE SALES

Table with comparable sales including Rate, Parcel ID, Typ, Date, Sale Price, and Final Total (875700).

SKETCH



SUB AREA

Table with sub area details including Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area (6,403), and Size Ad (4315).

SUB AREA DETAIL

Table with sub area detail including Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, and values (70, 25 A, 0).

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 142 8 0