



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
|    |        | BAKER BRIDGE RD, LINCOLN |

**OWNERSHIP**

|           |                              |
|-----------|------------------------------|
| Owner 1:  | LINCOLN LAND CONSERVATION TR |
| Owner 2:  |                              |
| Owner 3:  |                              |
| Street 1: | PO BOX 10                    |
| Street 2: |                              |
| Twn/City: | LINCOLN                      |
| St/Prov:  | MA Cntry Own Occ: N          |
| Postal:   | 01773 Type:                  |

**PREVIOUS OWNER**

|           |                         |
|-----------|-------------------------|
| Owner 1:  | RURAL LAND FOUNDATION - |
| Owner 2:  | -                       |
| Street 1: | PO BOX 6328             |
| Twn/City: | LINCOLN                 |
| St/Prov:  | MA Cntry                |
| Postal:   | 01773                   |

**NARRATIVE DESCRIPTION**

This Parcel contains 4.66 ACRES of land mainly classified as CHARITY

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descp | % | Item    | Code | Descp |
|------------|------|-------|---|---------|------|-------|
| Z          |      |       |   | U       |      |       |
| o          |      |       |   | t       |      |       |
| n          |      |       |   | l       |      |       |
| Census:    |      |       |   | Exmpt   |      |       |
| Flood Haz: |      |       |   |         |      |       |
| D          |      |       |   | Topo    |      |       |
| s          |      |       |   | Street  |      |       |
| t          |      |       |   | Traffic |      |       |

**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  |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|--------|
| 905      | CHARITY     |          | 80000       |                    | SQUARE FE | UNDEV       | 0.2       | 0          | 12.4       | 0.200 | R5    |            |           |        |   |        |   |        |   | 198,400         |           |   |           |        |      | 198,400   | Access |
| 905      | CHARITY     |          | 2.823       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R5    |            |           |        |   |        |   |        |   | 84,690          |           |   |           |        |      | 84,700    |        |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 905          |                 |                                | 4.660     | 283,100    | 283,100     |                   | 0         |
|              |                 |                                |           |            |             |                   | GIS Ref   |
|              |                 |                                |           |            |             |                   | GIS Ref   |
|              |                 |                                |           |            |             |                   | Insp Date |
| Total Card   |                 |                                | 4.660     | 283,100    | 283,100     | Entered Lot Size  |           |
| Total Parcel |                 |                                | 4.660     | 283,100    | 283,100     | Total Land:       |           |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | N/A       | /Parcel:   | N/A         | Land Unit Type:   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023   | 905 | FV  |            | 0         | 4.66      | 252,700    | 252,700     | 252,700       | Year end                | 11/3/2022  |
| 2022   | 905 | FV  |            | 0         | 4.66      | 238,300    | 238,300     | 238,300       | Year End Roll           | 10/19/2021 |
| 2021   | 905 | FV  |            | 0         | 4.66      | 244,700    | 244,700     | 244,700       | Year End Roll           | 10/15/2020 |
| 2020   | 905 | FV  |            | 0         | 4.66      | 244,700    | 244,700     | 244,700       | Year End Roll           | 9/26/2019  |
| 2019   | 905 | FV  |            | 0         | 4.66      | 244,100    | 244,100     | 244,100       | Create Final value 2019 | 6/4/2019   |
| 2018   | 905 | FV  |            | 0         | 4.66      | 244,100    | 244,100     | 244,100       | Year End Roll           | 9/28/2017  |
| 2017   | 905 | FV  |            | 0         | 4.66      | 244,100    | 244,100     | 244,100       | Year End Roll           | 9/29/2016  |
| 2016   | 905 | FV  |            | 0         | 4.66      | 233,700    | 233,700     | 233,700       | Year End Roll           | 1/14/2016  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code    | Sale Price | V    | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|------|-----|-------|-----------------|-------|
| LINCOLN LAND CO | 61841-86  |      | 5/21/2013 | INVOLV CHARI |            | 1 No | No  |       |                 |       |

**BUILDING PERMITS**

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
|      |        |       |        |     |            |          |          |         |

**ACTIVITY INFORMATION**

| Date | Result | By | Name |
|------|--------|----|------|
|      |        |    |      |

Sign: VERIFICATION OF VISIT NOT DATA

