

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HASLETT THOMAS R
Owner 2:	HASLETT EMILY B
Owner 3:	
Street 1:	26 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 4.18 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 6 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	12.4	1.000	R5									992,000						992,000	
101	ONE FAM		2.343		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									70,290						70,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	742,300		4.180	1,062,300	1,804,600
Total Card	742,300		4.180	1,062,300	1,804,600
Total Parcel	1,039,200		4.180	1,062,300	2,101,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		483.44	/Parcel: 409.43

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
2023	101	FV	937,200	0	4.18	910,300	1,847,500	1,847,500	Year end	11/3/2022
2022	101	FV	856,400	0	4.18	838,300	1,694,700	1,694,700	Year End Roll	10/19/2021
2021	101	FV	763,500	0	4.18	870,300	1,633,800	1,633,800	Year End Roll	10/15/2020
2020	101	FV	755,100	0	4.18	870,300	1,625,400	1,625,400	Year End Roll	9/26/2019
2019	101	FV	746,900	0	4.18	867,100	1,614,000	1,614,000	Create Final value 2019	6/4/2019
2018	101	FV	746,900	0	4.18	867,100	1,614,000	1,614,000	Year End Roll	9/28/2017
2017	101	FV	714,900	0	4.18	867,100	1,582,000	1,582,000	Year End Roll	9/29/2016
2016	101	FV	698,600	0	4.18	815,100	1,513,700	1,513,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEAL, THOMAS P.	27176-249		3/31/1997		865,000	No	No			
THOMAS/BARBARA	20555-67		5/22/1990	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/16/2022	R-22-0029	ROOF	15,950	C				Strip & re-roof wt
1/21/2020	R-20-0010	RENOVATI	180,840	C	2/23/2021			Kitchen, bathroom
12/24/2012	5286	SOLAR PA	15,000	C				
11/14/2005	3316	W/S FLUE		C				
4/12/2002	2472	MANUAL	62,000	C	7/6/2002			entry way & Screen
4/27/2001	2211	GAR-BARN	260,000	C	7/6/2002			5/19/01 not starte
12/19/1997	1325	BAYWINDO	15,000	C	2/28/1998			REPLACEMENT WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2022	INSPECTED	5	TB
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/4/2008	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
7/6/2002	MEAS+INSPCTD	613	
3/23/2002	MEAS/EXT INS	615	
5/19/2001	MEAS/EXT INS	615	
2/28/1998	MEAS/EXT INS	602	
10/30/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

