

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	12.4	1.000	R5									992,000						992,000	
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	Legal Description	User Acct
101	882,300	300	5.450	1,100,400	1,983,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 399.69						/Parcel: 399.69	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	875,700	300	5.45	948,400	1,824,400	1,824,400	Year end	11/3/2022
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

SALES INFORMATION

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

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

Total AC/HA: 5.44955	Total SF/SM: 237382.41	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 5	Total: 1,100,390	SpI Credit	Total: 1,100,400
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