

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GLASS TR FLORENCE M
Owner 2:	GLASS TR JOHN B
Owner 3:	7 BAKER BRIDGE RD NOM TR
Street 1:	7 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN CENTER
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 .94 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1895, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	B	CESSPL
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		4	0946.39844		SQUARE FE		PRIME SITE	0	8.	1.668	R4								546,271						546,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	157,900	18,400	0.940	546,300	722,600
Total Card	157,900	18,400	0.940	546,300	722,600
Total Parcel	157,900	18,400	0.940	546,300	722,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		412.68	/Parcel: 412.68

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/24/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	146,900	18400	.94	566,800	732,100	732,100	Year End Roll	9/26/2019
2019	101	FV	149,700	18400	.94	551,700	719,800	719,800	Create Final value 2019	6/4/2019
2018	101	FV	149,700	18400	.94	551,700	719,800	719,800	Year End Roll	9/28/2017
2017	101	FV	142,800	18400	.94	546,300	707,500	707,500	Year End Roll	9/29/2016
2016	101	FV	140,000	18400	.94	530,600	689,000	689,000	Year End Roll	1/14/2016
2015	101	FV	134,500	18400	.94	491,000	643,900	643,900	Year End	10/2/2014
2014	101	FV	133,100	18400	.94	457,500	609,000	609,000	Year End Roll	1/23/2014
2013	101	FV	130,300	18400	.94	443,800	592,500	592,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GLASS, FLORENCE	26888-592		12/9/1996	CONVENIENC		1	No	No
GLASS, JOHN B.	26888-591		12/9/1996	CONVENIENC		1	No	No
PHYLLIS MACNEIL	10870-358		7/19/1965		40750	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLASS, FLORENCE	26888-592		12/9/1996	CONVENIENC		1	No	No		
GLASS, JOHN B.	26888-591		12/9/1996	CONVENIENC		1	No	No		
PHYLLIS MACNEIL	10870-358		7/19/1965		40750	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/26/2001	2283	ROOF		C				horse barn

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
6/11/2005	M&L COMPLETE	615	
10/6/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

