



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:	LINCOLN LAND CONSERVATION TR -
Owner 2:	-
Street 1:	PO BOX 6022
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 10.3 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	10.	0.200	R5									160,000						160,000	Access
905	CHARITY		8.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									253,890						253,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			10.300	413,900	413,900		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			10.300	413,900	413,900	Entered Lot Size	
Total Parcel			10.300	413,900	413,900	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
2020	905	FV		0	10.3	413,900	413,900	413,900	Year End Roll	9/26/2019
2019	905	FV		0	10.3	413,300	413,300	413,300	Create Final value 2019	6/4/2019
2018	905	FV		0	10.3	413,300	413,300	413,300	Year End Roll	9/28/2017
2017	905	FV		0	10.3	413,300	413,300	413,300	Year End Roll	9/29/2016
2016	905	FV		0	10.3	402,900	402,900	402,900	Year End Roll	1/14/2016
2015	905	FV		0	10.3	391,800	391,800	391,800	Year End	10/2/2014
2014	905	FV		0	10.3	389,900	389,900	389,900	Year End Roll	1/23/2014
2013	905	FV		0	10.3	385,900	385,900	385,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CULVER PERRY J	13364-53		12/29/1977			0	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 ___/___/___

