



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25		BAKER FARM, LINCOLN

**OWNERSHIP**

Owner 1:	ROSSONI TR PAOLA M
Owner 2:	
Owner 3:	ROSSONI REALTY TRUST
Street 1:	25 BAKER FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) TUDOR Building Built about 1905, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									19,890						19,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	277,000	24,600	2.500	816,700	1,118,300		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 394.66						/Parcel: 394.66	Insp Date
							08/01/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	277,000	24600	2.5	816,700	1,118,300	1,118,300	Year End Roll	9/28/2017
2017	101	FV	274,400	24600	2.5	816,700	1,115,700	1,115,700	Year End Roll	9/29/2016
2016	101	FV	267,800	24600	2.5	764,700	1,057,100	1,057,100	Year End Roll	1/14/2016
2015	101	FV	267,800	24600	2.5	709,500	1,001,900	1,001,900	Year End	10/2/2014
2014	101	FV	247,200	19600	2.5	699,900	966,700	966,700	Year End Roll	1/23/2014
2013	101	FV	242,100	19600	2.5	679,900	941,600	941,600	Year End Roll	10/25/2012
2012	101	FV	242,100	19600	2.5	699,900	961,600	961,600	Year End	1/26/2012
2011	101	FV	247,200	19600	2.5	746,300	1,013,100	1,013,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROSSONI PAOLA M	27408-246		6/23/1997	FAMILY		1	No	No		
PAOLA ROSSONI	21648-461		12/31/1991	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/16/1999	1847	ROOF	5,000	C	5/23/2000			5/23/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	616	D MANZELLO
5/23/2000	MEAS/EXT INS	611	P MULHERN
10/26/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

