



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FERGUSON MYRA
Owner 2:	
Owner 3:	
Street 1:	PO BOX 208
Street 2:	
Twn/City:	MERIDEN
St/Prov:	NH Cntry Own Occ: Y
Postal:	03770 Type:

**PREVIOUS OWNER**

Owner 1:	BRANNEN TR - BARBARA A
Owner 2:	-
Street 1:	14 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

**NARRATIVE DESCRIPTION**

This Parcel contains 2.19 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1977, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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:						
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		0.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									10,590						10,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	420,100	29,100	2.190	807,400	1,256,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 329.34						/Parcel: 329.34	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	420,100	29100	2.19	807,400	1,256,600	1,256,600	Year End Roll	9/28/2017
2017	101	FV	412,600	29100	2.19	807,400	1,249,100	1,249,100	Year End Roll	9/29/2016
2016	101	FV	408,900	29100	2.19	755,400	1,193,400	1,193,400	Year End Roll	1/14/2016
2015	101	FV	397,700	29100	2.19	700,200	1,127,000	1,127,000	Year End	10/2/2014
2014	101	FV	364,900	29100	2.19	690,600	1,084,600	1,084,600	Year End Roll	1/23/2014
2013	101	FV	357,400	29100	2.19	670,600	1,057,100	1,057,100	Year End Roll	10/25/2012
2012	101	FV	357,400	29100	2.19	690,600	1,077,100	1,077,100	Year End	1/26/2012
2011	101	FV	364,900	29100	2.19	737,000	1,131,000	1,131,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRANNEN TR, BARB	70820-1		4/3/2018		1300000	No	No			
BRANNEN, BARBARA	65704-27		7/10/2015	FAMILY	100	No	No			
BRANNEN ROBERT	19764-579		4/18/1989	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/4/2018	7023	ROOF	26,000	C				Repair section of
3/30/2015	6041	RENOVATI	15,000	C	8/24/2015			Construct partitio
3/30/2015	6040	MANUAL	100	C	8/24/2015			Change of use of 2
4/14/1993	214	RENO-ADD	100,000	C	12/13/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	616	D MANZELLO
1/11/1996	MEAS+INSPCTD	606	J SMITH
12/14/1993	PERMIT VISIT	600	PA
12/13/1993	LEFT NOTICE	600	PA
2/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

