



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PINGEON HENDON C		
Owner 2:	PINGEON KATE M		
Owner 3:			
Street 1:	9 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 1.3 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1939, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 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:						
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		56628		SQUARE FE	PRIME SITE		0	8.08	1.289	R4									589,746						589,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	750,300	5,800	1.300	589,700	1,345,800
Total Card 750,300 5,800 1.300 589,700 1,345,800					
Total Parcel 750,300 5,800 1.300 589,700 1,345,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 374.77 /Parcel: 374.77			

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	750,300	5800	1.3	589,700	1,345,800	1,345,800	Year End Roll	9/28/2017
2017	101	FV	664,800	5800	1.3	583,900	1,254,500	1,254,500	Year End Roll	9/29/2016
2016	101	FV	636,400	5800	1.3	567,100	1,209,300	1,209,300	Year End Roll	1/14/2016
2015	101	FV	630,200	5800	1.3	524,800	1,160,800	1,160,800	Year End	10/2/2014
2014	101	FV	583,700	5800	1.3	489,000	1,078,500	1,078,500	Year End Roll	1/23/2014
2013	101	FV	571,500	5800	1.3	474,400	1,051,700	1,051,700	Year End Roll	10/25/2012
2012	101	FV	583,700	5800	1.3	492,700	1,082,200	1,082,200	Year End	1/26/2012
2011	101	FV	596,000	5800	1.3	509,500	1,111,300	1,111,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALKER, SIDNEY	25749-13		10/20/1995		656000	No	No			
	9451-359		9/19/1959		45000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/22/2006	3585	MANUAL	7,500	C				covered porch
6/20/1997	1214	RENOVATI	50,000	C	2/28/1998			2/28/98 100%
11/9/1995	853-95	RENO-ADD	80,000	C	6/12/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
2/28/1998	MEAS+INSPCTD	602	D TUCKER
10/30/1995	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	G - GOOD

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1939 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		
Partition:	E - EXTNSIVE	
Prim Floors:	2 - SOFTWOOD	
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100 % AC:	0
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	GARAGE/L	D	Y	1	520	A	AV	1939	28.00	T	60	101			5,800			5,800

BATH FEATURES

Full Bath:	4 Rating:	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:		
A HBth:		
OthrFix:	1 Rating:	AVERAGE

OTHER FEATURES

Kits:	1 Rating:	GOOD
A Kits:		
Fprl:	2 Rating:	AVERAGE
WSFlue:	1 Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	17.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.0%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.91708440
Const Adj.:	1.01989794
Adj \$ / SQ:	82.309
Other Features:	69750
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	903959
Depreciation:	153673
Depreciated Total:	750286

COMMENTS

[Empty Comment Box]

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RM:	10	BR:	4
	Baths:	4	HB:	

REMODELING

Exterior:	
Interior:	
Additions:	1996
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

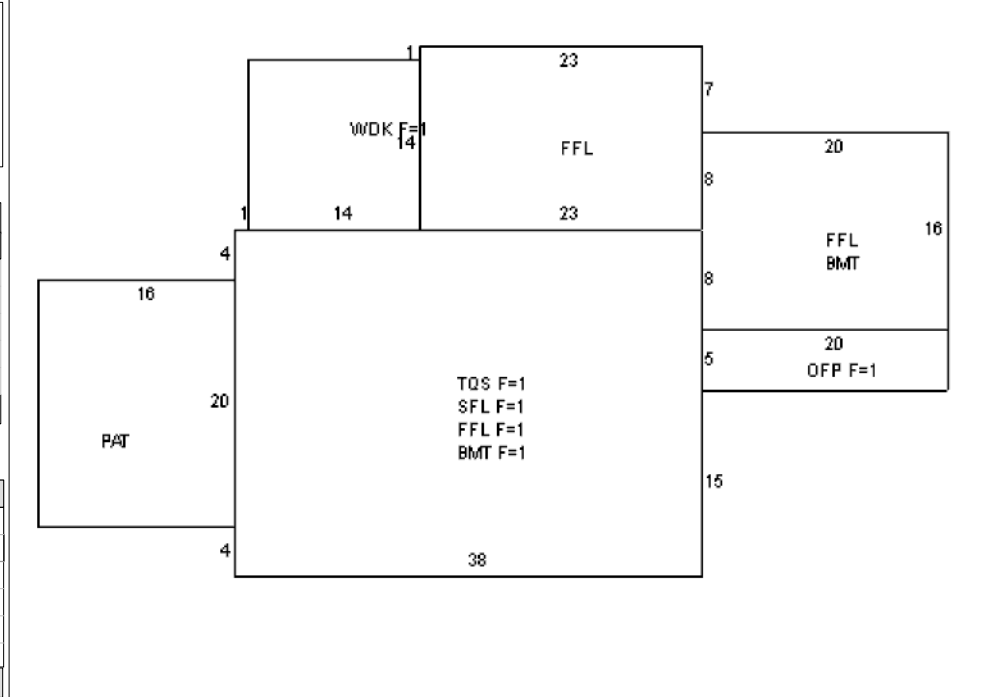
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	1180883.014
Juris. Factor:		Val/Su Fin:	208.94		
Special Features:	0	Val/Su Net:	134.20		
Final Total:	750300	Val/Su SzAdj:	208.94		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,729	82.310	142,313	
BMT	BASEMENT	1,384	20.580	28,479	
SFL	2ND FLOOR	1,064	82.310	87,577	
TQS	3/4 STORY	798	82.310	65,683	
PAT	PATIO	320	7.000	2,240	
WDK	WOOD DECK	196	21.520	4,218	
OFFP	OPEN PORCH	100	15.000	1,500	
Net Sketched Area:		5,591	Total:	332,010	
Size Ad	3591	Gross Area	5857	FinArea	3591

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc