



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	AMMEN JONATHAN B
Owner 2:	AMMEN HEATHER B CHATFIELD
Owner 3:	
Street 1:	64 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

**PREVIOUS OWNER**

Owner 1:	AMMEN DAVID -
Owner 2:	AMMEN JONATHAN B -
Street 1:	64 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

**NARRATIVE DESCRIPTION**

This Parcel contains 10.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		6.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									180,390						180,400	
101	ONE FAM		2.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									13,500						13,500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	259,300	2,500	10.100	990,700	1,252,500		0
							GIS Ref
							GIS Ref
Total Card	259,300	2,500	10.100	990,700	1,252,500	Entered Lot Size	
Total Parcel	259,300	2,500	10.100	990,700	1,252,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		471.75	/Parcel:	471.75	Insp Date
						Land Unit Type:	02/27/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	259,300	2500	10.1	990,700	1,252,500	1,252,500	Year End Roll	9/28/2017
2017	101	FV	313,800	0	10.1	990,700	1,304,500	1,304,500	Year End Roll	9/29/2016
2016	101	FV	311,500	0	10.1	938,700	1,250,200	1,250,200	Year End Roll	1/14/2016
2015	101	FV	304,700	0	10.1	883,500	1,188,200	1,188,200	Year End	10/2/2014
2014	101	FV	286,600	0	10.1	873,900	1,160,500	1,160,500	Year End Roll	1/23/2014
2013	101	FV	282,100	0	10.1	853,900	1,136,000	1,136,000	Year End Roll	10/25/2012
2012	101	FV	291,600	0	10.1	873,900	1,165,500	1,165,500	Year End	1/26/2012
2011	101	FV	296,400	0	10.1	920,300	1,216,700	1,216,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
AMMEN DAVID,	27853-137		11/7/1997	FAMILY	312500	No	No			1/2 INT
AMMEN JONATHAN	27853-135		11/7/1997	CONVENIENC	99	No	No			HIS 1/2 INT
FLEET NATIONAL	27853-133		11/7/1997	CONVENIENC	12500	No	No			1/2 INT
AMMEN DAVID L,	27853-131		11/7/1997	CONVENIENC	99	No	No			1/2 INT
DAVID + JUDITH	17722-135		12/29/1986	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/29/1998	1398	RENOVATI	22,000	C	6/16/1998			REN BED, 2 BAS 6/1
3/16/1998	1355	MANUAL	15,000	C	6/16/1998			REMOD KIT 6/16/98

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
1/31/2001	ABATE-INSPEC	600	PA
2/20/1999	MEAS+INSPCTD	602	D TUCKER
6/16/1998	MEAS+INSPCTD	602	D TUCKER
10/7/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	7	- SHED
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C+	- AVG. (+)	
Year Blt:	1956	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:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	2		
% 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
19	PATIO		D	Y	1	20X20	A	GD	2017	7.00	T	10	101		2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Features:		Total:	2,500
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	FR	- Fair	44.2%
Functional:			
Economic:			
Special:			
Override:			
Total:			44.2%

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	1.04629636
Const Adj.:	0.98960400
Adj \$ / SQ:	94.223
Other Features:	95000
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	464783
Depreciation:	205434
Depreciated Total:	259349

**COMMENTS**


**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:	6	BR:	3	Baths:	4	HB:						

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	1998
Plumbing:	
Electric:	1998
Heating:	1998
General:	

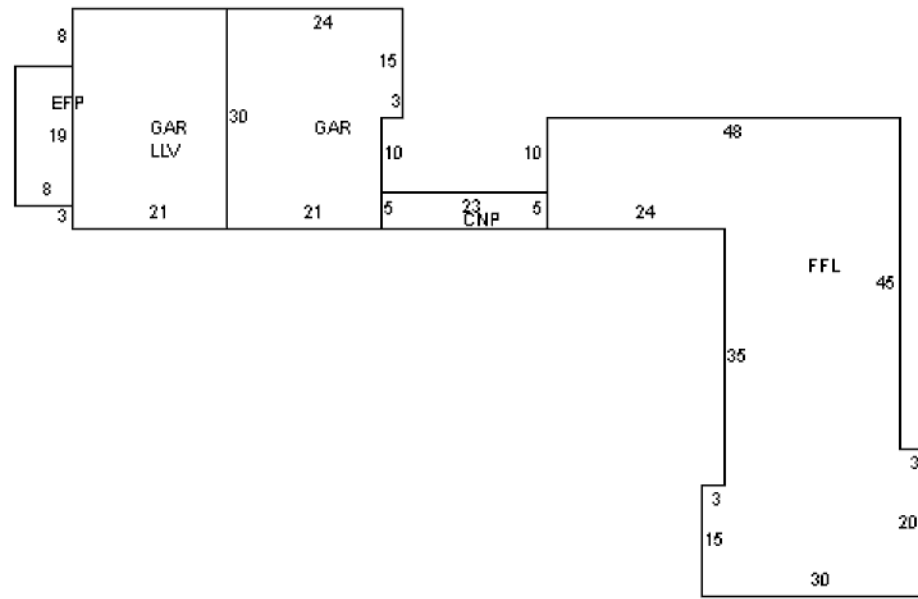
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,025	94.220	190,802	
GAR	GARAGE	1,305	36.000	46,980	
LLV	LOWR LEVEL	630	117.780	74,201	
EFP	ENCL PORCH	152	36.000	5,472	
CNP	CANOPY	115	22.000	2,530	
Net Sketched Area:		4,227	Total:	319,985	
Size Ad	2025	Gross Area	4227	FinArea	2655

**SUB AREA DETAIL**

Sub Area	% Usbl	Descr	% Type	Qu	# Ten
LLV	100	FLA	100	A	

**IMAGE**



AssessPro Patriot Properties, Inc