



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELLIOTT TR PEGGY P
Owner 2:	
Owner 3:	PEGGY P ELLIOTT REVOC TR
Street 1:	60 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	ELLIOTT PEGGY P -
Owner 2:	-
Street 1:	60 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 4.92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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		2.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									62,490						62,500	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,000						6,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	203,800	12,900	4.920	865,300	1,082,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 385.60						/Parcel: 385.60	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	203,400	12700	4.92	865,300	1,081,400	1,081,400	Year End Roll	9/28/2017
2017	101	FV	199,700	12700	4.92	865,300	1,077,700	1,077,700	Year End Roll	9/29/2016
2016	101	FV	197,800	12700	4.92	813,300	1,023,800	1,023,800	Year End Roll	1/14/2016
2015	101	FV	192,200	12700	4.92	758,100	963,000	963,000	Year End	10/2/2014
2014	101	FV	177,400	12700	4.92	748,500	938,600	938,600	Year End Roll	1/23/2014
2013	101	FV	173,600	12700	4.92	728,500	914,800	914,800	Year End Roll	10/25/2012
2012	101	FV	173,600	12700	4.92	748,500	934,800	934,800	Year End	1/26/2012
2011	101	FV	177,400	12700	4.92	794,900	985,000	985,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELLIOTT PEGGY P	53882-79		11/23/2009	FAMILY		1	No	No		
WILLIAM G.ELLIO	17394-546		9/15/1986	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/24/2015	6032	ROOF	7,250	C				Strip and re-roof
4/14/2009	4149	ROOF		C				re-roof part of dw
8/6/2008	4019	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/2/2008	MEAS/EXT INS	25	D ERSKINE
12/9/2004	M&L COMPLETE	615	D VELUTTI
10/7/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	4.91955	Total SF/SM:	214295.59	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	865,290	Spl Credit		Total:	865,300
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