



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MILLS TR JON D
Owner 2:	JON D MILLS 2015 TRUST
Owner 3:	
Street 1:	44 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MILLS - JON D
Owner 2:	MILLS - KIKUKO
Street 1:	44 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 6. ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2008, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 0 HalfBaths, 0 3/4 Baths, 15 Rooms, and 5 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	
130	LAND		4.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									124,890						124,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	972,800		1.837	796,800	1,769,600		0
130			4.163	124,900	124,900		GIS Ref
							GIS Ref
Total Card	972,800		6.000	921,700	1,894,500	Entered Lot Size	
Total Parcel	972,800		6.000	921,700	1,894,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		247.23	/Parcel:	247.23	Insp Date
						Land Unit Type:	04/13/05

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	972,800	0	6.	921,700	1,894,500	1,894,500	Year End Roll	9/28/2017
2017	101	FV	962,400	0	6.	921,700	1,884,100	1,884,100	Year End Roll	9/29/2016
2016	101	FV	943,500	0	6.	869,700	1,813,200	1,813,200	Year End Roll	1/14/2016
2015	101	FV	933,400	0	6.	814,500	1,747,900	1,747,900	Year End	10/2/2014
2014	101	FV	913,000	0	6.	804,900	1,717,900	1,717,900	Year End Roll	1/23/2014
2013	101	FV	892,600	0	6.	784,900	1,677,500	1,677,500	Year End Roll	10/25/2012
2012	101	FV	974,100	0	6.	1,008,900	1,983,000	1,983,000	Year End	1/26/2012
2011	101	FV	1,048,700	0	6.	1,069,200	2,117,900	2,117,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MILLS,JON D	66192-136		10/7/2015	FAMILY		1	No	No		
ALLEN SUSAN TR,	48343-456		10/19/2006		1150000	No	No			
TJAN ANTHONY,	47360-267		4/26/2006	INVOLV CHARI	1700000	No	No			
HOLLAND ANNA L	43775-402		9/24/2004		1240000	No	No			
HOLLAND TAFFY K	41636-561		12/18/2003	CONVENIENC		1	No	No		
HOLLAND, TAFFY	23759-341		10/13/1993	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/6/2008	3960	NEW HOME	897,750	C	12/23/2008			new home
11/5/2007	3813	MANUAL	50,000	C	6/12/2008			foundation only
12/6/2004	3100	DEMOLITI		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/22/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	B MORGAN
6/2/2008	CERT OF OCC	10	EARL MIDGLEY
4/13/2005	MEAS/EXT INS	600	PA
12/9/2004	M&L EXTERIOR	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	5.99955	Total SF/SM:	261340.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	921,690	Spl Credit		Total:	921,700
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