



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
34		BAKER FARM, LINCOLN

**OWNERSHIP**

Owner 1:	SPRAYREGEN LUCY
Owner 2:	BRAUCHER TR WILLIAM M
Owner 3:	SHADY GLADE TRUST
Street 1:	PO BOX 6014
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773- Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.16 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 7 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	10.	1.000	R5									800,000						800,000	incl lots 42.4.01.
101	ONE FAM		0.323		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									9,690						9,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	327,100		2.160	809,700	1,136,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 415.65						/Parcel: 356.47	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	419,000	0	2.16	809,700	1,228,700	1,228,700	Year End Roll	9/26/2019
2019	101	FV	397,300	0	2.16	806,500	1,203,800	1,203,800	Create Final value 2019	6/4/2019
2018	101	FV	397,300	0	2.16	806,500	1,203,800	1,203,800	Year End Roll	9/28/2017
2017	101	FV	384,900	0	2.16	806,500	1,191,400	1,191,400	Year End Roll	9/29/2016
2016	101	FV	376,700	0	2.16	754,500	1,131,200	1,131,200	Year End Roll	1/14/2016
2015	101	FV	371,300	0	2.16	699,300	1,070,600	1,070,600	Year End	10/2/2014
2014	101	FV	351,300	0	2.16	689,700	1,041,000	1,041,000	Year End Roll	1/23/2014
2013	101	FV	345,600	0	2.16	669,700	1,015,300	1,015,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JONATHAN WARBUR	14309-18		6/4/1981		100000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/26/2019	C-19-0014	SOLAR PA	18,230	C				Installation of ro
7/1/2019	R-19-0084	ROOF	4,969	C				Strip & re-roof en
4/9/2010	4414	MANUAL	41,901	C	7/15/2010			install solar pane
6/20/2007	3716	MANUAL	8,130	C				install solar hot
6/4/2001	2252	RENOVATI	30,000	C	5/25/2002			kitchen
9/30/1993	355	BAYWINDO	3,500	C	12/9/1993			
7/26/1993	296	GAR-STUD	60,000	C	12/9/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/19/2018	MEAS/EXT INS	622	K Cuoco
7/15/2010	PERMIT VISIT	25	D ERSKINE
4/6/2010	MEAS/EXT INS	25	D ERSKINE
5/25/2002	MEAS/EXT INS	613	
1/11/1996	MEAS+INSPCTD	606	
12/9/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

