



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CORKINS TR KATHLEEN KAY
Owner 2:	
Owner 3:	18 BAKER BRIDGE RD NOMINEE TR
Street 1:	18 BAKER BRIDGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	FRIEDMAN ELEANOR F -
Owner 2:	COHEN JONATHAN J -
Street 1:	18 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

**NARRATIVE DESCRIPTION**

This Parcel contains 4.12 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1915, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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	12.	1.000	R6									960,000						960,000	
101	ONE FAM		2.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									68,490						68,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,699,200	3,700	4.120	1,028,500	2,731,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 485.75						/Parcel: 453.57	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,984,000	3700	4.12	988,500	2,976,200	2,976,200	Year End Roll	9/26/2019
2019	101	FV	2,060,900	3700	4.12	963,700	3,028,300	3,028,300	Create Final value 2019	6/4/2019
2018	101	FV	2,060,900	3700	4.12	963,700	3,028,300	3,028,300	Year End Roll	9/28/2017
2017	101	FV	1,938,200	3700	4.12	963,700	2,905,600	2,905,600	Year End Roll	9/29/2016
2016	101	FV	1,885,600	3700	4.12	937,300	2,826,600	2,826,600	Year End Roll	1/14/2016
2015	101	FV	1,866,900	3700	4.12	873,300	2,743,900	2,743,900	Year End	10/2/2014
2014	101	FV	1,820,600	3700	4.12	860,500	2,684,800	2,684,800	Year End Roll	1/23/2014
2013	101	FV	1,786,900	3700	4.16	837,700	2,628,300	2,628,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRIEDMAN ELEANO	513867-570		6/27/2008	CHD>SALE	3055000	No	No			
ROBERT BATCHELD	17266-139		8/1/1986		830000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/27/2018	7179	RENOVATI	45,000	C				Remodel the existi
6/21/2013	5454	DEMOLITI	2,500	C	5/8/2014			remove accessory s
4/21/2010	4426	SHED	9,000	C	7/20/2010			construct shed to
4/21/2010	4425	RENOVATI	28,000	C	7/20/2010			repairs to gar/apa
1/23/2009	4117	RENOVATI	624,750	C	7/20/2010			remodel interior/r
11/10/2008	4092	RENO-ADD	472,310	C	7/20/2010			construct addition
8/16/2007	3747	TEMPORAR		C				tent 8-30 to 9-4
6/10/1998	1438	RENOVATI	70,000	C	2/20/1999			mstrbed, mstrbath
6/10/1998	1437	SHED	8,000	C	5/10/1999			office
3/28/1997	1155-97	ROOF		C	6/24/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/22/2019	INFO BY PHON	622	K Cuoco
1/16/2019	PERMIT VISIT	622	K Cuoco
5/8/2014	MEAS/EXT INS	25	D ERSKINE
7/20/2010	MEAS+INSPCTD	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
2/20/1999	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 4.11955 Total SF/SM: 179447.61 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 6 Total: 1,028,490 Spl Credit Total: 1,028,500

