



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MILLER KEITH W
Owner 2:	
Owner 3:	
Street 1:	15 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3104 Type:

**PREVIOUS OWNER**

Owner 1:	MILLER KEITH W -
Owner 2:	MILLER JANET C -
Street 1:	15 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3104

**NARRATIVE DESCRIPTION**

This Parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1924, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 14 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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	
101	ONE FAM		0.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									16,890						16,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	372,100	20,200	2.400	816,900	1,209,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 307.59						/Parcel: 307.59	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	368,800	20200	2.4	816,900	1,205,900	1,205,900	Year End Roll	9/26/2019
2019	101	FV	346,100	20200	2.4	813,700	1,180,000	1,180,000	Create Final value 2019	6/4/2019
2018	101	FV	346,100	20200	2.4	813,700	1,180,000	1,180,000	Year End Roll	9/28/2017
2017	101	FV	336,300	20200	2.4	813,700	1,170,200	1,170,200	Year End Roll	9/29/2016
2016	101	FV	329,700	20200	2.4	761,700	1,111,600	1,111,600	Year End Roll	1/14/2016
2015	101	FV	326,400	20200	2.4	706,500	1,053,100	1,053,100	Year End	10/2/2014
2014	101	FV	302,300	20200	2.4	696,900	1,019,400	1,019,400	Year End Roll	1/23/2014
2013	101	FV	295,700	20200	2.34	675,100	991,000	991,000	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MILLER KEITH W,	51602-419		8/22/2008	DIVORCE/ESTA		1	No	No		
KATHERINE WELLS	14589-299		4/22/1982		205000	No	No			

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/14/1998	1521	ROOF	5,000	C	2/20/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
2/20/1999	MEAS/EXT INS	602	
10/6/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.39955	Total SF/SM:	104524.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	816,890	SpI Credit		Total:	816,900
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