



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ECKHOUSE TR D NOAH
Owner 2:	POPPER TR CATHERINE W
Owner 3:	DINOECK 2018 TR-CATPOP 2018 TR
Street 1:	30 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ECKHOUSE - D NOAH
Owner 2:	POPPER - CATHERINE W
Street 1:	30 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.01 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 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:				Topo		
D				Street	1	PAVED
s				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 Infru	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		2.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									62,490						62,500	
101	ONE FAM		0.09		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									540						500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	644,800	11,800	4.010	863,000	1,519,600	1051	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 431.89						/Parcel: 431.89	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	634,200	11800	4.01	863,000	1,509,000	1,509,000	Year End Roll	9/26/2019
2019	101	FV	646,900	11800	4.01	859,800	1,518,500	1,518,500	Create Final value 2019	6/4/2019
2018	101	FV	646,900	11800	4.01	859,800	1,518,500	1,518,500	Year End Roll	9/28/2017
2017	101	FV	607,800	11800	4.01	859,800	1,479,400	1,479,400	Year End Roll	9/29/2016
2016	101	FV	595,600	11800	4.01	807,800	1,415,200	1,415,200	Year End Roll	1/14/2016
2015	101	FV	580,200	11800	4.01	752,600	1,344,600	1,344,600	Year End	10/2/2014
2014	101	FV	539,200	11800	4.01	743,000	1,294,000	1,294,000	Year End Roll	1/23/2014
2013	101	FV	528,900	11800	4.01	723,000	1,263,700	1,263,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ECKHOUSE,D NOAH	70782-313		3/27/2018	CONVENIENC		1	No	No		
CULVER PERRY J,	32132-5		12/12/2000		1225715	No	No			
PERRY CULVER	19863-245		6/6/1989	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/29/2010	4412	SCREENPR	22,000	C	7/20/2010			screen porch off k
11/19/1997	1309	DEMOLITI		C	6/20/1998			REMOVE POOL 6/20/9
11/19/1997	1308	RENOVATI	25,000	C	6/20/1998			ADD 2 RMS TO POOL

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2020	MEAS/EXT INS	622	K Cuoco
7/20/2010	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
6/20/1998	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

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

