



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SOC FOR PRES OF NE ANTIQUITIES
Owner 2:	
Owner 3:	
Street 1:	141 CAMBRIDGE ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02114-2711 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 4.317 ACRES of land mainly classified as CHARITY with a(n) CONTEMPORARY Building Built about 1938, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
905	CHARITY		2.48		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									74,400						74,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	365,200	8,700	4.317	874,400	1,248,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 562.30						/Parcel: 514.84	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	905	FV	398,900	8700	4.317	874,400	1,282,000	1,282,000	Year End Roll	9/26/2019
2019	905	FV	380,100	8700	4.317	871,200	1,260,000	1,260,000	Create Final value 2019	6/4/2019
2018	905	FV	380,100	8700	4.317	871,200	1,260,000	1,260,000	Year End Roll	9/28/2017
2017	905	FV	370,700	8700	4.317	871,200	1,250,600	1,250,600	Year End Roll	9/29/2016
2016	905	FV	360,600	8700	4.317	819,200	1,188,500	1,188,500	Year End Roll	1/14/2016
2015	905	FV	350,300	8700	4.317	764,000	1,123,000	1,123,000	Year End	10/2/2014
2014	905	FV	323,400	8700	4.317	754,400	1,086,500	1,086,500	Year End Roll	1/23/2014
2013	905	FV	316,200	8700	3.61	713,200	1,038,100	1,038,100	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	13747-326		7/26/1979			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/7/2013	5402	TEMPORAR		C				tent 5/13 to 5/15
4/28/2005	3166	SIGN		C				
6/3/1997	1196	GARAGE	19,000	C	2/28/1998			100% 2/28/98

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/28/1998	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	4.31655	Total SF/SM:	188028.91	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 5	Total:	874,400	SpI Credit		Total:	874,400
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

