



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ELLIOTT TR PEGGY P
Owner 2:	
Owner 3:	PEGGY P ELLIOTT REVOC TR
Street 1:	60 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

**PREVIOUS OWNER**

Owner 1:	ELLIOTT PEGGY P -
Owner 2:	-
Street 1:	60 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

**NARRATIVE DESCRIPTION**

This Parcel contains 4.92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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:						
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		2.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									62,490						62,500	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,000						6,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	209,400	12,900	4.920	868,500	1,090,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 388.74						/Parcel: 388.74	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,600	12900	4.92	868,500	1,087,000	1,087,000	Year End Roll	9/26/2019
2019	101	FV	203,800	12900	4.92	865,300	1,082,000	1,082,000	Create Final value 2019	6/4/2019
2018	101	FV	203,400	12700	4.92	865,300	1,081,400	1,081,400	Year End Roll	9/28/2017
2017	101	FV	199,700	12700	4.92	865,300	1,077,700	1,077,700	Year End Roll	9/29/2016
2016	101	FV	197,800	12700	4.92	813,300	1,023,800	1,023,800	Year End Roll	1/14/2016
2015	101	FV	192,200	12700	4.92	758,100	963,000	963,000	Year End	10/2/2014
2014	101	FV	177,400	12700	4.92	748,500	938,600	938,600	Year End Roll	1/23/2014
2013	101	FV	173,600	12700	4.92	728,500	914,800	914,800	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELLIOTT PEGGY P	53882-79		11/23/2009	FAMILY		1	No	No		
WILLIAM G.ELLIO	17394-546		9/15/1986	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/24/2015	6032	ROOF	7,250	C				Strip and re-roof
4/14/2009	4149	ROOF		C				re-roof part of dw
8/6/2008	4019	ROOF		C				strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/2/2008	MEAS/EXT INS	25	D ERSKINE
12/9/2004	M&L COMPLETE	615	
10/7/1995	MEAS+INSPCTD	606	

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

Total AC/HA: 4.91955	Total SF/SM: 214295.59	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 5	Total: 868,490	Spl Credit	Total: 868,500
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**EXTERIOR INFORMATION**

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

**GENERAL INFORMATION**

Table with general details: Grade: C - AVERAGE, Year Blt: 1957, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj: .

**INTERIOR INFORMATION**

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: 1 - DRYWALL, 50%, Partition: T - TYPICAL, Prim Floors: 5 - LINO/VINYL, Sec Floors: , % Total: 30.4%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

**SPEC FEATURES/YARD ITEMS**

Table with 14 columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value. Includes rows for GARAGE (33x24) and SHED/FR (10x14).

More: N

Total Yard Items: 12,900

Total Special Features:

Total: 12,900

**BATH FEATURES**

Table with bath details: Full Bath: 3, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: FAIR.

**OTHER FEATURES**

Table with other features: Kits: 1, Rating: FAIR, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating: .

**CONDO INFORMATION**

Table with condo details: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

**DEPRECIATION**

Table with depreciation details: Phys Cond: AV - Average, 30.0%, Functional: %, Economic: %, Special: %, Override: %.

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ: 94.00, Size Adj.: 0.96382749, Const Adj.: 0.99000001, Adj \$ / SQ: 89.694, Other Features: 49125, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 300806, Depreciation: 91445, Depreciated Total: 209361.

**COMMENTS**

Empty table for comments.

**RESIDENTIAL GRID**

Table with residential grid details: 1st Res Grid Desc: Line 1, # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals: RMs: 8, BRs: 4, Baths: 3, HB.

**REMODELING**

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

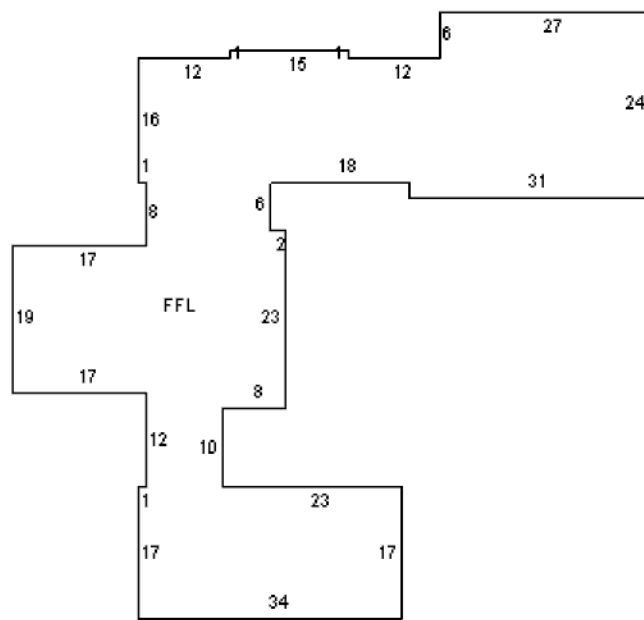
**RES BREAKDOWN**

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: No Unit 1, RMS 8, BRS 4.

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 1112372.083, Juris. Factor, Val/Su Fin: 74.63, Special Features: 0, Val/Su Net: 74.63, Final Total: 209400, Val/Su SzAd: 74.63.

**SKETCH**



**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Totals: Net Sketched Area: 2,806, Total: 251,681, Size Ad: 2806, Gross Area: 2806, FinArea: 2806.

**SUB AREA DETAIL**

**IMAGE**

AssessPro Patriot Properties, Inc

