

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PINGEON HENDON C		
Owner 2:	PINGEON KATE M		
Owner 3:			
Street 1:	9 BAKER BRIDGE RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3105		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1939, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56628		SQUARE FE	PRIME SITE		0	8.56	1.289	R4									624,781						624,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	758,600	5,800	1.300	624,800	1,389,200
Total Card	758,600	5,800	1.300	624,800	1,389,200
Total Parcel	758,600	5,800	1.300	624,800	1,389,200
Source:	Market Adj Cost		Total Value per SQ unit /Card:		386.86
			/Parcel:		386.86

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
08/01/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	745,200	5800	1.3	583,900	1,334,900	1,334,900	Year End Roll	10/15/2020
2020	101	FV	774,000	5800	1.3	605,800	1,385,600	1,385,600	Year End Roll	9/26/2019
2019	101	FV	750,300	5800	1.3	589,700	1,345,800	1,345,800	Create Final value 2019	6/4/2019
2018	101	FV	750,300	5800	1.3	589,700	1,345,800	1,345,800	Year End Roll	9/28/2017
2017	101	FV	664,800	5800	1.3	583,900	1,254,500	1,254,500	Year End Roll	9/29/2016
2016	101	FV	636,400	5800	1.3	567,100	1,209,300	1,209,300	Year End Roll	1/14/2016
2015	101	FV	630,200	5800	1.3	524,800	1,160,800	1,160,800	Year End	10/2/2014
2014	101	FV	583,700	5800	1.3	489,000	1,078,500	1,078,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALKER, SIDNEY	25749-13		10/20/1995		656,000	No	No			
	9451-359		9/19/1959		45,000	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
09/30/21	19:39:50

LAST REV

Date	Time
05/10/21	10:58:53

USER DEFINED

Prior Id # 1:	5530
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/10/2021	R-21-0044	ROOF	72,600	C				Strip & re-roof wi
12/22/2006	3585	MANUAL	7,500	C				covered porch
6/20/1997	1214	RENOVATI	50,000	C	2/28/1998			2/28/98 100%
11/9/1995	853-95	RENO-ADD	80,000	C	6/12/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
2/28/1998	MEAS+INSPCTD	602	
10/30/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

