



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
22		BAKER FARM, LINCOLN

**OWNERSHIP**

Owner 1:	LONGNECKER TR LUCIA D ROSSONI
Owner 2:	LONGNECKER TR THOMAS ROSSONI
Owner 3:	L LONGNECKER TRST/T LONGNEC TR
Street 1:	22 BAKER FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-3005 Type:

**PREVIOUS OWNER**

Owner 1:	LONGNECKER - LUCIA D ROSSONI
Owner 2:	LONGNECKER - THOMAS ROSSONI
Street 1:	22 BAKER FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3005

**NARRATIVE DESCRIPTION**

This Parcel contains 1.833 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		
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		79835		SQUARE FE	PRIME SITE		0	10.	1.001	R5									799,505						799,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	372,400	500	1.833	799,500	1,172,400		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 475.81						/Parcel: 475.81	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	366,200	500	1.833	799,500	1,166,200	1,166,200	Year End Roll	9/26/2019
2019	101	FV	360,200	500	1.833	796,300	1,157,000	1,157,000	Create Final value 2019	6/4/2019
2018	101	FV	360,200	500	1.833	796,300	1,157,000	1,157,000	Year End Roll	9/28/2017
2017	101	FV	354,000	500	1.833	796,300	1,150,800	1,150,800	Year End Roll	9/29/2016
2016	101	FV	350,900	500	1.833	744,300	1,095,700	1,095,700	Year End Roll	1/14/2016
2015	101	FV	341,600	500	1.833	689,200	1,031,300	1,031,300	Year End	10/2/2014
2014	101	FV	304,000	0	1.833	679,600	983,600	983,600	Year End Roll	1/23/2014
2013	101	FV	297,800	0	1.833	659,600	957,400	957,400	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LONGNECKER,LUCI	70914-221		4/25/2018	CONVENIENC		1 No	No			
LONGNECKER LUCI	29108-127		9/8/1998	CONVENIENC		1 Yes	No			
ROSSONI PETER P	28368-576		3/30/1998	CONVENIENC		1 Yes	No			
ROSSONI PAOLA	19920-40		7/3/1989	FAMILY		0 No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/20/2007	3656	MANUAL	20,000	C	6/12/2007			install hot water
8/20/1998	1499	MANUAL		C	5/29/1999			woodstove
5/6/1998	1407	NEW HOME	192,000	C	7/1/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
6/12/2007	MEAS/EXT INS	100	
5/25/2007	MEAS/EXT INS	616	D MANZELLO
5/29/1999	MEAS+INSPCTD	602	
6/25/1998	MEAS/EXT INS	600	

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

