



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HSU LEE K G
Owner 2:	YEE LING V
Owner 3:	
Street 1:	20 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 2.38 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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 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		0.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									16,290						16,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	393,000		2.380	816,300	1,209,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 304.00						/Parcel: 304.00	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	386,200	0	2.38	816,300	1,202,500	1,202,500	Year End Roll	9/26/2019
2019	101	FV	382,800	0	2.38	813,100	1,195,900	1,195,900	Create Final value 2019	6/4/2019
2018	101	FV	382,800	0	2.38	813,100	1,195,900	1,195,900	Year End Roll	9/28/2017
2017	101	FV	376,100	0	2.38	813,100	1,189,200	1,189,200	Year End Roll	9/29/2016
2016	101	FV	372,700	0	2.38	761,100	1,133,800	1,133,800	Year End Roll	1/14/2016
2015	101	FV	362,600	0	2.38	705,900	1,068,500	1,068,500	Year End	10/2/2014
2014	101	FV	317,900	0	2.38	696,300	1,014,200	1,014,200	Year End Roll	1/23/2014
2013	101	FV	311,600	0	2.38	676,300	987,900	987,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HANSEN KENT F	24048-359		12/16/1993		579000	No	No			
RURAL LAND FOUN	13010-486		11/30/1976		55000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/2/2014	5882	SOLAR PA	9,000	C	1/2/2018			
4/20/2011	4686	ROOF		C				strip & re-roof dw
10/9/1998	1546	RENOVATI	8,000	C	6/5/1999			enlarge hall, new

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
6/5/1999	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

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

Total AC/HA:	2.37955	Total SF/SM:	103653.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	816,290	SpI Credit		Total:	816,300
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