



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FERGUSON MYRA
Owner 2:	
Owner 3:	
Street 1:	14 BAKER BRIDGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BRANNEN TR - BARBARA A
Owner 2:	-
Street 1:	14 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

**NARRATIVE DESCRIPTION**

This Parcel contains 2.19 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1977, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 1 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		0.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									10,590						10,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	497,300	31,800	2.190	810,600	1,339,700
Total Card		497,300	31,800	2.190	810,600
Total Parcel		497,300	31,800	2.190	810,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		351.12	/Parcel: 351.12

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
2020	101	FV	427,300	29100	2.19	810,600	1,267,000	1,267,000	Year End Roll	9/26/2019
2019	101	FV	420,100	29100	2.19	807,400	1,256,600	1,256,600	Create Final value 2019	6/4/2019
2018	101	FV	420,100	29100	2.19	807,400	1,256,600	1,256,600	Year End Roll	9/28/2017
2017	101	FV	412,600	29100	2.19	807,400	1,249,100	1,249,100	Year End Roll	9/29/2016
2016	101	FV	408,900	29100	2.19	755,400	1,193,400	1,193,400	Year End Roll	1/14/2016
2015	101	FV	397,700	29100	2.19	700,200	1,127,000	1,127,000	Year End	10/2/2014
2014	101	FV	364,900	29100	2.19	690,600	1,084,600	1,084,600	Year End Roll	1/23/2014
2013	101	FV	357,400	29100	2.19	670,600	1,057,100	1,057,100	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRANNEN TR, BARB	70820-1		4/3/2018		1300000	No	No			
BRANNEN, BARBARA	65704-27		7/10/2015	FAMILY	100	No	No			
BRANNEN ROBERT	19764-579		4/18/1989	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/16/2019	R-19-0213	SHED	20,000	C				Construct shed to
8/15/2019	R-19-0019	SOLAR PA	23,386					Installation of 16
11/9/2018	7249	RENOVATI	500,000	C				New roof; siding;
9/5/2018	7189	KITCHEN	20,000	C	12/4/2018			Remove/replace exi
4/4/2018	7023	ROOF	26,000	C				Repair section of
3/30/2015	6041	RENOVATI	15,000	C	8/24/2015			Construct partitio
3/30/2015	6040	MANUAL	100	C	8/24/2015			Change of use of 2
4/14/1993	214	RENO-ADD	100,000	C	12/13/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/18/2019	SALES INSP	621	N Cramer
1/4/2019	PERMIT VISIT	622	K Cuoco
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	616	D MANZELLO
1/11/1996	MEAS+INSPCTD	606	
12/14/1993	PERMIT VISIT	600	
12/13/1993	LEFT NOTICE	600	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

