



**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	Descip	%	Item	Code	Descip
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		56628		SQUARE FE	PRIME SITE		0	8.	1.289	R4									583,907						583,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	745,200	5,800	1.300	583,900	1,334,900
Total Card	745,200	5,800	1.300	583,900	1,334,900
Total Parcel	745,200	5,800	1.300	583,900	1,334,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		371.73	/Parcel: 371.73

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	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
2013	101	FV	571,500	5800	1.3	474,400	1,051,700	1,051,700	Year End Roll	10/25/2012

Parcel ID 142 23 0

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WALKER, SIDNEY	25749-13		10/20/1995		656000	No	No	
	9451-359		9/19/1959		45000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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

Total AC/HA:	1.30000	Total SF/SM:	56628.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	583,907	Spl Credit		Total:	583,900
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