



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GANSON TR JOHN P
Owner 2:	GANSON TR JANET W
Owner 3:	14 LINCOLN NOMINEE TRUST
Street 1:	55 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3104 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.856 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1987, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 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		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.019		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									570						600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	944,200	1,200	1.856	800,600	1,746,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 329.19						/Parcel: 329.19	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	936,000	1200	1.856	800,600	1,737,800	1,737,800	Year End Roll	9/26/2019
2019	101	FV	912,100	1200	1.856	797,400	1,710,700	1,710,700	Create Final value 2019	6/4/2019
2018	101	FV	912,100	1200	1.856	797,400	1,710,700	1,710,700	Year End Roll	9/28/2017
2017	101	FV	847,300	1200	1.856	797,400	1,645,900	1,645,900	Year End Roll	9/29/2016
2016	101	FV	821,500	1200	1.856	745,400	1,568,100	1,568,100	Year End Roll	1/14/2016
2015	101	FV	813,600	1200	1.856	690,200	1,505,000	1,505,000	Year End	10/2/2014
2014	101	FV	785,200	1200	1.86	680,700	1,467,100	1,467,100	Year End Roll	1/23/2014
2013	101	FV	769,300	1200	1.86	660,700	1,431,200	1,431,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GANSON TR,JOHN	62010-50		6/13/2013	TRADE		1	No	No		Traded 689 sq ft with parcel 142-16
HELLER ERIC J,	42236-276		3/15/2004		1590000	No	No			
STONE EDMUND	23431-315		7/16/1993		890000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/22/2015	6086	MANUAL	10,000	C				Sheet metal work f
7/29/2004	2989	W/S FLUE		C	3/14/2005			
1/5/1999	1606	W/S FLUE		C	4/14/1999			
10/14/1993	368	STABLE	40,000	C	12/13/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
5/23/2007	MEAS/EXT INS	616	D MANZELLO
4/14/1999	MEAS/EXT INS	602	
10/7/1995	MEAS+INSPCTD	606	
8/3/1995	INSPECTED	600	
6/9/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

