

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEGGAT BARBARA B
Owner 2:	
Owner 3:	
Street 1:	81 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3100 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.43 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1945, Having Primarily WOOD SHING Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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		62291		SQUARE FE	PRIME SITE		0	8.	1.199	R4									597,498						597,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	317,600	16,300	1.430	597,500	931,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 264.83						/Parcel: 264.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,000	16300	1.43	619,900	931,200	931,200	Year End Roll	9/26/2019
2019	101	FV	298,300	16300	1.43	603,500	918,100	918,100	Create Final value 2019	6/4/2019
2018	101	FV	298,300	16300	1.43	603,500	918,100	918,100	Year End Roll	9/28/2017
2017	101	FV	284,300	16300	1.43	597,500	898,100	898,100	Year End Roll	9/29/2016
2016	101	FV	278,700	16300	1.43	580,300	875,300	875,300	Year End Roll	1/14/2016
2015	101	FV	267,500	16300	1.43	537,000	820,800	820,800	Year End	10/2/2014
2014	101	FV	299,700	16300	1.43	500,400	816,400	816,400	Year End Roll	1/23/2014
2013	101	FV	293,400	16300	1.43	485,500	795,200	795,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMAS E. LEGGA	16442-547		9/19/1985	FAMILY		0 No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

