



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	AMMEN JONATHAN B
Owner 2:	AMMEN HEATHER B CHATFIELD
Owner 3:	
Street 1:	64 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	AMMEN DAVID -
Owner 2:	AMMEN JONATHAN B -
Street 1:	64 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 10.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		6.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									180,390						180,400	
101	ONE FAM		2.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									13,500						13,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	264,800	2,500	10.100	993,900	1,261,200		0
							GIS Ref
							GIS Ref
Total Card	264,800	2,500	10.100	993,900	1,261,200	Entered Lot Size	
Total Parcel	264,800	2,500	10.100	993,900	1,261,200	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 475.03		/Parcel: 475.03			Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,200	2500	10.1	993,900	1,257,600	1,257,600	Year End Roll	9/26/2019
2019	101	FV	259,300	2500	10.1	990,700	1,252,500	1,252,500	Create Final value 2019	6/4/2019
2018	101	FV	259,300	2500	10.1	990,700	1,252,500	1,252,500	Year End Roll	9/28/2017
2017	101	FV	313,800	0	10.1	990,700	1,304,500	1,304,500	Year End Roll	9/29/2016
2016	101	FV	311,500	0	10.1	938,700	1,250,200	1,250,200	Year End Roll	1/14/2016
2015	101	FV	304,700	0	10.1	883,500	1,188,200	1,188,200	Year End	10/2/2014
2014	101	FV	286,600	0	10.1	873,900	1,160,500	1,160,500	Year End Roll	1/23/2014
2013	101	FV	282,100	0	10.1	853,900	1,136,000	1,136,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
AMMEN DAVID,	27853-137		11/7/1997	FAMILY	312500	No	No			1/2 INT
AMMEN JONATHAN	27853-135		11/7/1997	CONVENIENC	99	No	No			HIS 1/2 INT
FLEET NATIONAL	27853-133		11/7/1997	CONVENIENC	12500	No	No			1/2 INT
AMMEN DAVID L,	27853-131		11/7/1997	CONVENIENC	99	No	No			1/2 INT
DAVID + JUDITH	17722-135		12/29/1986	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/29/1998	1398	RENOVATI	22,000	C	6/16/1998			REN BED, 2 BAS 6/1
3/16/1998	1355	MANUAL	15,000	C	6/16/1998			REMOD KIT 6/16/98

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
1/31/2001	ABATE-INSPEC	600	
2/20/1999	MEAS+INSPCTD	602	
6/16/1998	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

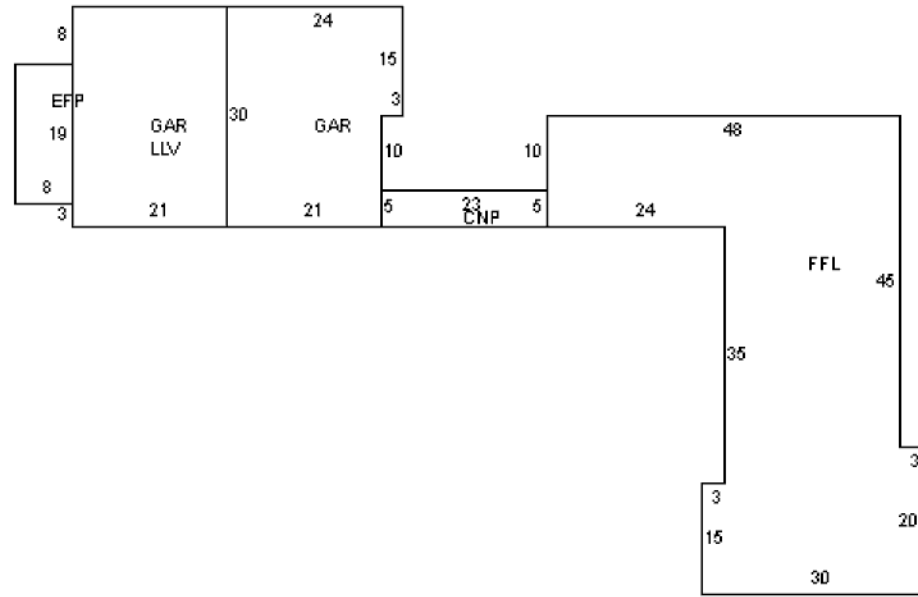
Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	7	- SHED
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

Full Bath:	4	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C+	- AVG. (+)
Year Blt:	1956	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY	LR DR D K FR RR BR FB HB L O		
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RM:	6	BR:	3
	Baths:	4	HB:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:		%
Bsmnt Flr:		

DEPRECIATION

Phys Cond:	FR - Fair	44.2%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		44.2%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	1998
Plumbing:	
Electric:	1998
Heating:	1998
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	1.04629636
Const Adj.:	0.98960400
Adj \$ / SQ:	97.329
Other Features:	95000
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	474567
Depreciation:	209759
Depreciated Total:	264809

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1229610.537
Juris. Factor:		Val/Su Fin:		99.74
Special Features:		Val/Su Net:		62.64
Final Total:		Val/Su SzAd		130.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,025	97.330	197,092	
GAR	GARAGE	1,305	36.000	46,980	
LLV	LOWR LEVEL	630	121.660	76,647	
EFP	ENCL PORCH	152	36.000	5,472	
CNP	CANOPY	115	22.000	2,530	
Net Sketched Area:		4,227	Total:	328,721	
Size Ad	2025	Gross Area	4227	FinArea	2655

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	PATIO	D	Y	1	20X20	A	GD	2017	7.00	T	10	101			2,500			2,500

PARCEL ID 142 15 0

IMAGE AssessPro Patriot Properties, Inc



More:	N				
Total Yard Items:	2,500	Total Special Features:		Total:	2,500