



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLS TR JON D
Owner 2:	JON D MILLS 2015 TRUST
Owner 3:	
Street 1:	44 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MILLS - JON D
Owner 2:	MILLS - KIKUKO
Street 1:	44 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 6. ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2008, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 0 HalfBaths, 0 3/4 Baths, 15 Rooms, and 5 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	
130	LAND		4.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									124,890						124,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,130,600		1.837	800,000	1,930,600		0
130			4.163	124,900	124,900		GIS Ref
Total Card		1,130,600	6.000	924,900	2,055,500	Entered Lot Size	GIS Ref
Total Parcel		1,130,600	6.000	924,900	2,055,500	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 268.24		/Parcel: 268.24	Land Unit Type:		10/05/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,076,300	0	6.	924,900	2,001,200	2,001,200	Year End Roll	9/26/2019
2019	101	FV	972,800	0	6.	921,700	1,894,500	1,894,500	Create Final value 2019	6/4/2019
2018	101	FV	972,800	0	6.	921,700	1,894,500	1,894,500	Year End Roll	9/28/2017
2017	101	FV	962,400	0	6.	921,700	1,884,100	1,884,100	Year End Roll	9/29/2016
2016	101	FV	943,500	0	6.	869,700	1,813,200	1,813,200	Year End Roll	1/14/2016
2015	101	FV	933,400	0	6.	814,500	1,747,900	1,747,900	Year End	10/2/2014
2014	101	FV	913,000	0	6.	804,900	1,717,900	1,717,900	Year End Roll	1/23/2014
2013	101	FV	892,600	0	6.	784,900	1,677,500	1,677,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MILLS,JON D	66192-136		10/7/2015	FAMILY		1	No	No		
ALLEN SUSAN TR,	48343-456		10/19/2006		1150000	No	No			
TJAN ANTHONY,	47360-267		4/26/2006	INVOLV CHARI	1700000	No	No			
HOLLAND ANNA L	43775-402		9/24/2004		1240000	No	No			
HOLLAND TAFFY K	41636-561		12/18/2003	CONVENIENC		1	No	No		
HOLLAND, TAFFY	23759-341		10/13/1993	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/6/2008	3960	NEW HOME	897,750	C	12/23/2008			new home
11/5/2007	3813	MANUAL	50,000	C	6/12/2008			foundation only
12/6/2004	3100	DEMOLITI		C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	INSPECTED	622	K Cuoco
10/5/2018	MEAS/EXT INS	622	K Cuoco
4/22/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	
6/2/2008	CERT OF OCC	10	MARK R
4/13/2005	MEAS/EXT INS	600	
12/9/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	5.99955	Total SF/SM:	261340.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	924,890	Spl Credit		Total:	924,900
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EXTERIOR INFORMATION

Type:	10	- ECLECTIC
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:		
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:	6	- CERAMIC T 20%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	SAME	
Heat Fuel:	10	- PROPANE
Heat Type:	13	- RADIANT EL
# Heat Sys:		
% Heated:		% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:		% Sprinkled

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	

BATH FEATURES

Full Bath:	6	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	3.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			3%

CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	0.82829833
Const Adj.:	1.00351989
Adj \$ / SQ:	70.653
Other Features:	87182
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1165592
Depreciation:	34968
Depreciated Total:	1130624

COMMENTS

-5 COMMON DRIVE LONG SET BACK .

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												
RMs:	15	BRs:	5	Baths:	6	HB						

REMODELING

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

RES BREAKDOWN

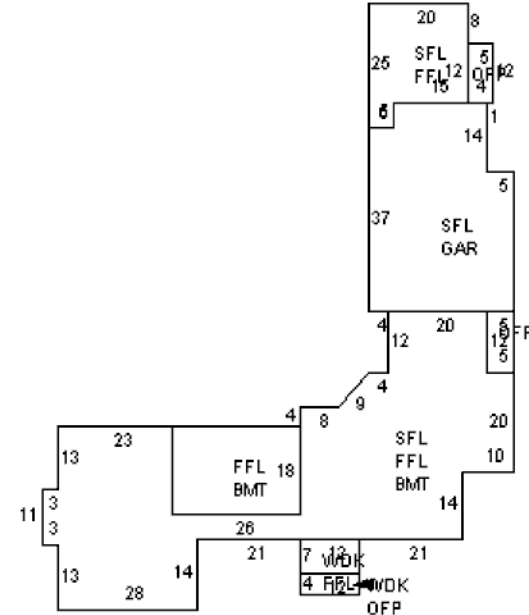
No Unit	RMS	BRS	FL
1	15	5	
Totals			
1	15	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	1195781.002
Juris. Factor:		Val/Su Fin:	147.54		
Special Features:	0	Val/Su Net:	93.26		
Final Total:	1130600	Val/Su SzAd:	147.54		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	4,117	70.650	290,879	
FFL	1ST FLOOR	3,546	70.650	250,536	
BMT	BASEMENT	3,037	17.660	53,643	
GAR	GARAGE	1,123	36.000	40,428	
OFP	OPEN PORCH	168	15.000	2,520	
WDK	WOOD DECK	132	25.050	3,306	
Net Sketched Area:		12,123	Total:	641,312	
Size Ad	7663	Gross Area	12123	FinArea	7663

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

