

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

**OWNERSHIP**

Owner 1: LINTOTT JAMES TR  
 Street 1: C/O STERLING FOUNDATION MGMT  
 Twn/City: HERNDON  
 St/Prov: VA Cntry Own Occ: Y  
 Postal: 20171 Type:

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/1/2009	PERMIT VISIT	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				i		

Exmpt:

**CONDO INFORMATION**

Location: Phys Cond: Excellent 7.00%  
 Unit #: Functional: %  
 Floor: Economic: %  
 % Own: Special: NEWCONSTRUC 30.00%  
 Name: Override: %  
 Total: 34.9%

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,132,300	2,900	4.160	1,499,700	2,634,900
Total Card	1,132,300	2,900	4.160	1,499,700	2,634,900
Total Parcel	1,330,300	2,900	4.160	1,499,700	2,832,900

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 468.59 /Parcel: 429.29

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	101	1,448,900	3,100	4.16	861,900	2,313,900	2,313,900
2008	101	1,412,700	2,500	4.16	897,500	2,312,700	2,312,700

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
FRIEDMAN ELEANO	51387-570		6/27/2008	CHD>SALE	3055000	No	No		
ROBERT BATCHELD	17266-139		8/1/1986		830000	No	No		

**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	Ass'd Value
2	SHED/FR	Y		1	12x36	A	AV	1915	15.00	T	70	101		MV	1,900			1,900
2	SHED/FR	Y		1	10x10	A	AV	1987	15.00	T	60	101		MV	600			600
2	SHED/FR	Y		1	8x12	A	AV	1915	15.00	T	70	101		MV	400			400

More: N Total Yard Items: 2,900 Total Special Features: Total: 2,900

**LAND SECTION**

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	13.75	1.300	MV			SUPR SI	30					1,430,000						1,430,000	
101	ONE FAM		2.323		ACRES	EXCESS ACRE		0	30,000.	1.000	MV									69,690						69,700	

Total AC/HA: 4.15955 Total SF/SM: 181190.00 Parcel LUC: 101 ONE FAM Prime NB Desc RES EXC Total: 1,499,690 Spl Credit Total: 1,499,700 More: N

**EXTERIOR INFORMATION**

Type: COLONIAL  
 Sty Ht: 2 - 2  
 (Liv) Units: 1 Total: 3  
 Foundation: BRK OR STN  
 Frame: WOOD  
 Prime Wall: CLAPBOARD  
 Sec Wall: %  
 Roof Struct: HIP  
 Roof Cover: ASPHALT  
 Color:  
 View /Desir:

**GENERAL INFORMATION**

Grade: SUPERB  
 Year Blt: 1915 Eff Yr Blt:  
 Alt LUC: Alt %:  
 Jurisdic: Fact:  
 Const Mod:  
 Lump Sum Adj:

**Town Of Lincoln**

ParcelID: 55 1 0  
 Pat Acct: 1504

**INTERIOR INFORMATION**

Avg Ht/FL: STD  
 Prim Int Wal: PLASTER  
 Sec Int Wall: %  
 Partition: TYPICAL  
 Prim Floors: SOFTWOOD  
 Sec Floors: %  
 Bsmnt Flr:  
 Bsmnt Gar:  
 Electric: TYPICAL  
 Insulation: TYPICAL  
 Int vs Ext: S  
 Heat Fuel: GAS  
 Heat Type: FORCED H/A  
 # Heat Sys: 1  
 % Heated: 100 % AC: 0  
 Solar HW: NO Central Vac: NO  
 % Com Wal: 0 % Sprinkled: 0

**BATH FEATURES**

Full Bath: 5 Rating: GOOD  
 A Bath: Rating:  
 3/4 Bath: Rating:  
 A 3QBth: Rating:  
 1/2 Bath: 2 Rating: AVERAGE  
 A HBth: Rating:  
 OthrFix: 3 Rating: AVERAGE

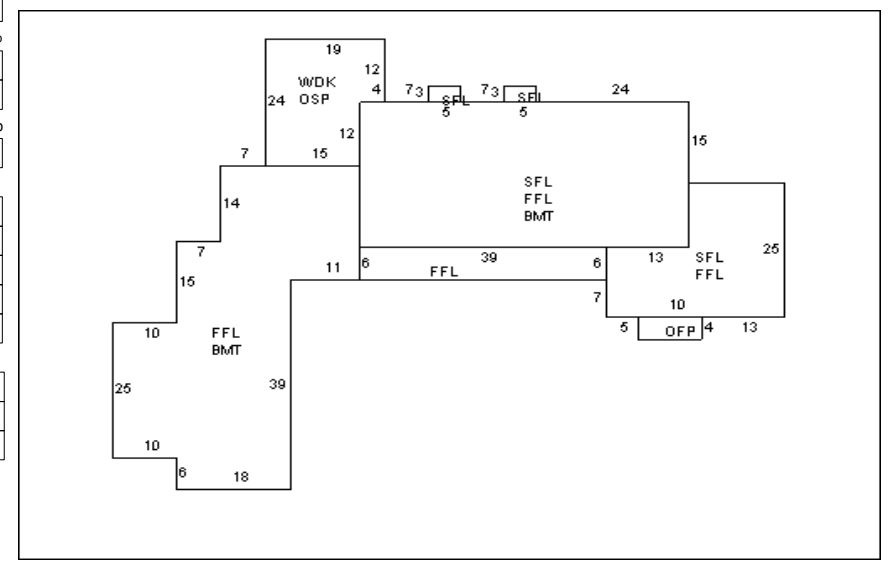
**OTHER FEATURES**

Kits: 1 Rating: VERY GOOD  
 A Kits: Rating:  
 Frpl: 3 Rating: AVERAGE  
 WSFlue: Rating:

**REMODELING**

Exterior:  
 Interior: 1998  
 Additions: 1991  
 Kitchen: 1991  
 Baths:  
 Plumbing:  
 Electric:  
 Heating:  
 General:

**TAX DISTRICT** [ ]



**BUILDING PERMITS CARD 1 of 3** **TOTAL ASSESSED: 2,832,900**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
1/23/2009	4117	RENOVATI	624,750	O	6/1/2009			remodel interior/r
11/10/2008	4092	RENO-ADD	472,310	O	6/1/2009			construct addition

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,645	69.210	252,263
BMT	BASEMENT	2,867	17.300	49,605
SFL	2ND FLOOR	1,978	69.210	136,893
OSP	SCRN PORCH	408	22.500	9,180
WDK	WOOD DECK	408	17.740	7,239
OPF	OPEN PORCH	40	15.000	600

Net Sketched Area: 9,346 Total:  
 Size Ad 5623.0000 Gross Area 9346 FinArea 5623

**CALC SUMMARY**

Basic \$ / SQ:	80.00
Size Adj.:	0.85670459
Const Adj.:	1.00979996
Adj \$ / SQ:	69.208
Grade Factor:	3.00
Other Features:	124000
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1739342
Depreciation:	607030
Depreciated Total:	1132312
Juris. Factor:	
Special Features:	0
Final Total:	1132300

**RES BREAKDOWN**

No	Unit	RMS	BRS	FL
1		10	5	1

**SUB AREA DETAIL**

Sub Area	% Usbl	Descip	% Type	Qu	# Ten
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**COMMENTS** **Legal Description**

6 bed septic 1987. 2 bed apt over garage. third building is office/studio.