



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 25 | | BAKER BRIDGE RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CARROLL SCHOOL |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 25 BAKER BRIDGE RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 13.103 ACRES of land mainly classified as PSCHOOL with a SCHOOL Building built about 1905, having primarily BRICK Exterior and 20554 Square Feet, with 1 Unit, 10 Baths, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | | | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 904 | PSCHOOL | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 13.03 | 1.00 | R5 | | | | | | | | | 1,042,400 | | | | | | 1,042,400 | |
| 904 | PSCHOOL | | 5.757 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R5 | | | | | | | | | 201,495 | | | | | | 201,500 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| 904 | 7.594 | 10,516,200 | 16,100 | 1,243,900 | 11,776,200 |
| Total Card | 7.594 | 10,516,200 | 16,100 | 1,243,900 | 11,776,200 |
| Total Parcel | 13.103 | 22,718,400 | 16,100 | 4,371,100 | 27,105,600 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 572.94 | /Parcel: | 526.45 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 904 | FV | 22,602,300 | 15200 | 13.103 | 4,249,500 | 26,867,000 | | Year End Roll | 12/2/2024 |
| 2024 | 904 | FV | 21,654,000 | 15200 | 13.103 | 4,140,700 | 25,809,900 | | Year end | 11/9/2023 |
| 2023 | 904 | FV | 21,654,000 | 15200 | 13.103 | 3,532,700 | 25,201,900 | 25,201,900 | Year end | 11/3/2022 |
| 2022 | 904 | FV | 18,654,400 | 19900 | 13.103 | 3,244,700 | 21,919,000 | 21,919,000 | Year End Roll | 10/19/2021 |
| 2021 | 904 | FV | 19,582,600 | 19900 | 13.103 | 3,372,700 | 22,975,200 | 22,975,200 | Year End Roll | 10/15/2020 |
| 2020 | 904 | FV | 20,491,500 | 19900 | 13.103 | 3,372,700 | 23,884,100 | 23,884,100 | Year End Roll | 9/26/2019 |
| 2019 | 904 | FV | 19,470,300 | 19900 | 13.103 | 3,359,900 | 22,850,100 | 22,850,100 | Create Final va | 6/4/2019 |
| 2018 | 904 | FV | 19,470,300 | 19900 | 13.103 | 3,359,900 | 22,850,100 | 22,850,100 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| | 12028-647 | | 12/31/1940 | | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|------------|----------|-----------|-----|------------|----------|------------|--------------------|
| 5/21/2024 | C-24-0012 | BATH | 200,000 | O | | | | Converting 6 gende |
| 5/19/2022 | FS-22-0001 | MANUAL | 1,000 | C | | | | Modify existing sp |
| 4/15/2022 | C-22-0015 | BATH | 138,000 | O | 8/22/2022 | | | Construct new ADA |
| 8/3/2020 | C-20-0012 | MANUAL | 7,500 | O | | | | Remove existing do |
| 7/28/2020 | C-20-0011 | MANUAL | 57,000 | O | 9/11/2020 | | | Install a 12'x60' |
| 7/23/2020 | C-20-0010 | RENOVATI | 116,745 | O | 8/31/2020 | | | Renovation of exis |
| 7/23/2020 | C-20-0009 | RENOVATI | 45,884 | O | 8/31/2020 | | | Renovation of exis |
| 6/19/2019 | SH-19-0015 | SHEET MT | 16,800 | C | | | | Sheet metal work t |
| 1/10/2019 | 7299 | RENOVATI | 1,018,329 | C | 8/29/2019 | | | Renovate 1st floor |
| 12/12/2018 | 7280 | RENO-ADD | 5,780 | C | 1/8/2019 | | | Place 56'4" x 12'1 |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 1/5/2022 | INSPECTED | 5 | TB |
| 7/24/2020 | CHG FM OTHER | 624 | W Coelho |
| 6/5/2012 | PERMIT VISIT | 618 | G BOURGAULT |
| 6/17/2003 | MEAS+INSPCTD | 615 | |
| 5/23/2000 | MEAS/EXT INS | 611 | |
| 12/13/1993 | PERMIT VISIT | 600 | |

Sign: VERIFICATION OF VISIT NOT DATA

