

142

21

0

2 of 4

CONDOS

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 6,839,500 / 27,105,600
 USE VALUE: 6,839,500 / 27,105,600
 ASSESSED: 6,839,500 / 27,105,600



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		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 1996, having primarily CLAPBOARD Exterior and 13860 Square Feet, with 0 Unit, 6 Baths, 0 3/4 Bath, 0 HalfBath, 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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
904	1.837	5,797,100		1,042,400	6,839,500
Total Card	1.837	5,797,100		1,042,400	6,839,500
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:		493.47	/Parcel: 526.45

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.83655 Total SF/SM: 80000 Parcel LUC: 904 PSCHOOL Prime NB Desc RES CAT 5 Total: 1,042,400 Spl Credit Total: 1,042,400

