



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CORKINS TR KATHLEEN KAY
Owner 2:	
Owner 3:	18 BAKER BRIDGE RD NOMINEE TR
Street 1:	18 BAKER BRIDGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FRIEDMAN ELEANOR F -
Owner 2:	COHEN JONATHAN J -
Street 1:	18 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 4.12 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1915, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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 Infl	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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		2.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									68,490						68,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,921,200	3,700	4.120	963,700	2,888,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 513.71						/Parcel: 477.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	2,060,900	3700	4.12	963,700	3,028,300	3,028,300	Year End Roll	9/28/2017
2017	101	FV	1,938,200	3700	4.12	963,700	2,905,600	2,905,600	Year End Roll	9/29/2016
2016	101	FV	1,885,600	3700	4.12	937,300	2,826,600	2,826,600	Year End Roll	1/14/2016
2015	101	FV	1,866,900	3700	4.12	873,300	2,743,900	2,743,900	Year End	10/2/2014
2014	101	FV	1,820,600	3700	4.12	860,500	2,684,800	2,684,800	Year End Roll	1/23/2014
2013	101	FV	1,786,900	3700	4.16	837,700	2,628,300	2,628,300	Year End Roll	10/25/2012
2012	101	FV	1,690,000	3700	4.16	1,317,700	3,011,400	3,011,400	Year End	1/26/2012
2011	101	FV	1,779,700	3700	4.16	1,457,100	3,240,500	3,240,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRIEDMAN ELEANO	513867-570		6/27/2008	CHD>SALE	3055000	No	No			
ROBERT BATCHELD	17266-139		8/1/1986		830000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/21/2013	5454	DEMOLITI	2,500	C	5/8/2014			remove accessory s
4/21/2010	4426	SHED	9,000	C	7/20/2010			construct shed to
4/21/2010	4425	RENOVATI	28,000	C	7/20/2010			repairs to gar/apa
1/23/2009	4117	RENOVATI	624,750	C	7/20/2010			remodel interior/r
11/10/2008	4092	RENO-ADD	472,310	C	7/20/2010			construct addition
8/16/2007	3747	TEMPORAR		C				tent 8-30 to 9-4
6/10/1998	1438	RENOVATI	70,000	C	2/20/1999			mstrbed, mstrbath
6/10/1998	1437	SHED	8,000	C	5/10/1999			office
3/28/1997	1155-97	ROOF		C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2014	MEAS/EXT INS	25	D ERSKINE
7/20/2010	MEAS+INSPCTD	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
2/20/1999	MEAS+INSPCTD	602	D TUCKER
10/7/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 2, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bathroom details: Full Bath: 5, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 2, Rating: GOOD, A HBth: , Rating: , OthrFix: 3, Rating: AVERAGE

COMMENTS

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

RESIDENTIAL GRID

Table with residential grid details: 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: 10 BRs: 5 Baths: 5 HB 2

GENERAL INFORMATION

Table with general info: Grade: AA - SUPERB, Year Blt: 1915, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

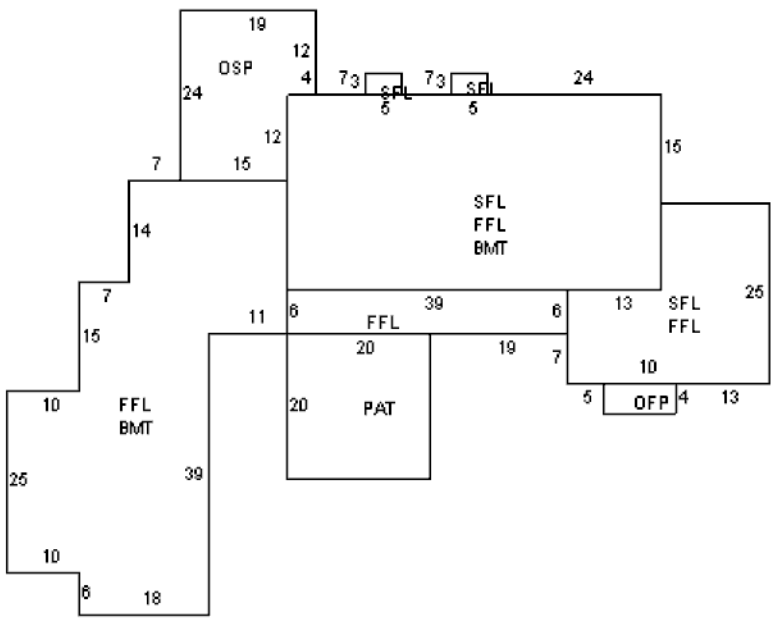
REMODELING

Table with remodeling details: Exterior: , Interior: 1998, Additions: 1991, Kitchen: 1991, Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, Totals 1 10 5

SKETCH



INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 40, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation info: Phys Cond: EX - Excellent 7.0%, Functional: %, Economic: %, Special: %, Override: , Total: 7%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 88.00, Size Adj.: 0.85670459, Const Adj.: 1.00979996, Adj \$ / SQ: 76.129, Other Features: 130787, Grade Factor: 3.30, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 2065817, Depreciation: 144607, Depreciated Total: 1921209

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 0.00000, Juris. Factor, Val/Su Fin: 341.67, Special Features: 0, Val/Su Net: 205.74, Final Total: 1921200, Val/Su SzAd: 341.67

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with 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

IMAGE



AssessPro Patriot Properties, Inc

Summary table with More: N, Total Yard Items: 3,700, Total Special Features: , Total: 3,700