



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 1.851 ACRES of land mainly classified as PSCHOOL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
904	PSCHOOL		80611.2		SQUARE FE	PRIME SITE		0	9.96	0.995	R5									798,626						798,600	

Total AC/HA:	1.85058	Total SF/SM:	80611.27	Parcel LUC:	904 PSCHOOL	Prime NB Desc	RES CAT 5	Total:	798,626	SpI Credit	Total:	798,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
904			1.851	798,600	798,600		
Total Card			1.851	798,600	798,600	Entered Lot Size	
Total Parcel			1.851	798,600	798,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	904	FV		0	1.851	798,600	798,600	798,600	Year End Roll	9/28/2017
2017	904	FV		0	1.851	798,600	798,600	798,600	Year End Roll	9/29/2016
2016	904	FV		0	1.851	746,500	746,500	746,500	Year End Roll	1/14/2016
2015	904	FV		0	1.851	691,200	691,200	691,200	Year End	10/2/2014
2014	904	FV		0	1.851	681,600	681,600	681,600	Year End Roll	1/23/2014
2013	904	FV		0	1.781	654,000	654,000	654,000	Year End Roll	10/25/2012
2012	904	FV		0	1.781	673,800	673,800	673,800	Year End	1/26/2012
2011	904	FV		0	1.781	719,800	719,800	719,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12540-334		12/31/1940			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	55 1 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	18:39:18

LAST REV

Date	Time
03/28/13	12:54:57

apro 1505

