142	21	0			1 of 4	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 22,850,100
!1513!

Town Of Lincoln

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(n) SCHOOL Building Built about 1905, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 10 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
904	8,961,700	19,900	7.594	969,500	9,951,100
Total Card	8,961,700	19,900	7.594	969,500	9,951,100
Total Parcel	19,470,300	19,900	13.103	3,359,900	22,850,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.14 | /Parcel: 443.80

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
06/17/03

PREVIOUS ASSESSMENT

Parcel ID 142 21 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	904	FV	19,470,300	19900	13.103	3,359,900	22,850,100	22,850,100	Year End Roll	9/28/2017
2017	904	FV	17,039,800	19900	13.103	3,359,900	20,419,600	20,419,600	Year End Roll	9/29/2016
2016	904	FV	9,553,100	19900	13.103	3,151,900	12,724,900	12,724,900	Year End Roll	1/14/2016
2015	904	FV	9,079,400	19900	13.103	2,931,100	12,030,400	12,030,400	Year End	10/2/2014
2014	904	FV	9,079,400	19900	13.103	2,892,700	11,992,000	11,992,000	Year End Roll	1/23/2014
2013	904	FV	9,079,400	19900	18.373	2,970,800	12,070,100	12,070,100	Year End Roll	10/25/2012
2012	904	FV	9,079,400	19900	18.373	3,254,800	12,354,100	12,354,100	Year End	1/26/2012
2011	904	FV	9,079,400	19900	18.373	3,454,300	12,553,600	12,553,600	Year End	2/10/2011

PRINT

Date	Time
10/02/18	18:43:10

LAST REV

Date	Time
05/02/17	11:28:49

apro
1513

USER DEFINED

Prior Id # 1:	55 5 0
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12028-647		12/31/1940		0	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2016	6476	SHEET MT	30,000	C	5/2/2017			Sheet metal work t
6/6/2016	6456	MANUAL	488,000	C	5/2/2017			Replace HVAC equip
8/20/2014	5871	MANUAL	2,000	C	12/23/2014			Construct 2 walss
7/16/2013	5478	RENOVATI	3,000	C	5/30/2014			spilt classroom in
7/16/2013	5477	RENOVATI	18,000	C	5/30/2014			new vestibule; sid
6/6/2013	5440	TEMPORAR		C				tent 6/10 to 6/15
4/18/2013	5379	TEMPORAR		C				tent 4/24 to 4/29
6/12/2012	5066	RENOVATI	200,000	C	11/30/2012			
6/4/2012	5053	TEMPORAR		C				2 tents from 6/8 t
2/16/2012	4981	RENOVATI	30,000	C				selective interior

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2012	PERMIT VISIT	618	G BOURGAULT
6/17/2003	MEAS+INSPCTD	615	D VELUTTI
5/23/2000	MEAS/EXT INS	611	P MULHERN
12/13/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

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 Influ	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	9.96	1.000	R5									796,800						796,800	
904	PSCHOOL		5.757		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									172,710						172,700	

Total AC/HA:	7.59355	Total SF/SM:	330775.06	Parcel LUC:	904	PSCHOOL	Prime NB Desc	RES CAT 5	Total:	969,510	Spl Credit		Total:	969,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	58 - SCHOOL		
Sty Ht:	2T - 2T		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	7 - BRICK		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	2 - SLATE		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	10	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	7.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.2 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.80000001
Const Adj.:	1.11290061
Adj $ / SQ:	222.580
Other Features:	93600
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	9604557
Depreciation:	691528
Depreciated Total:	8913029

COMMENTS

Storrow Building.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:	10	HB	3

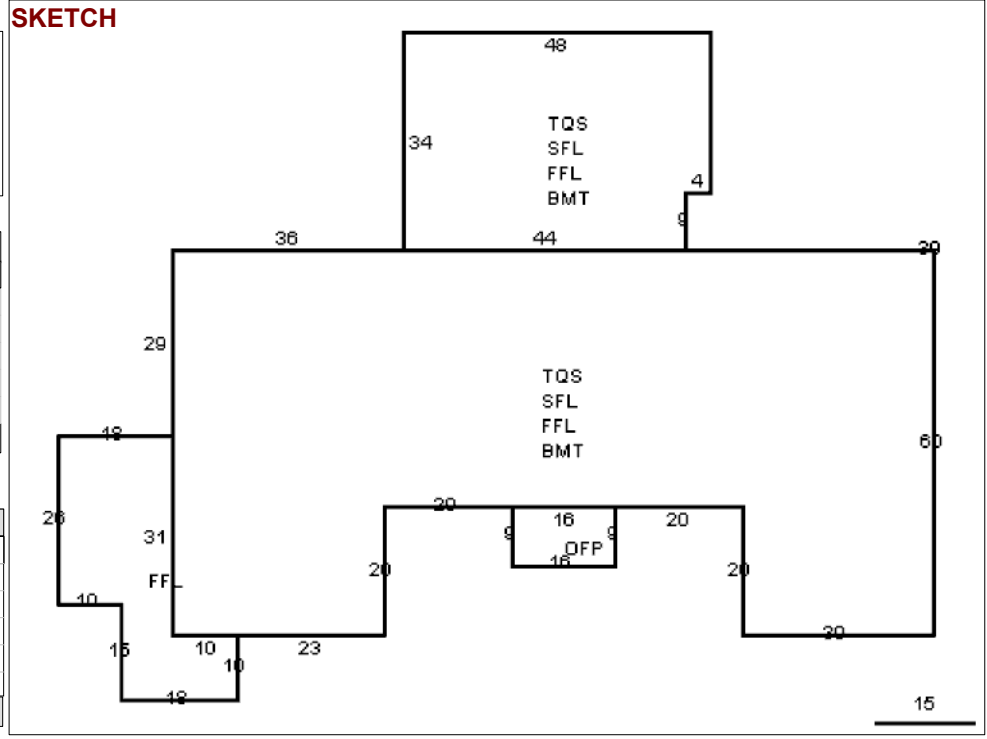
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 0.00000

Juris. Factor:		Val/Su Fin:	436.01
Special Features:	48700	Val/Su Net:	382.86
Final Total:	8961700	Val/Su SzAd	519.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	6,708	222.580	1,493,068
BMT	BASEMENT	6,020	55.650	334,983
SFL	2ND FLOOR	6,020	222.580	1,339,932
TQS	3/4 STORY	4,515	222.580	1,004,949
OFP	OPEN PORCH	144	15.000	2,160
FFL	1ST FLOOR		11.010	
SFL	2ND FLOOR		55.040	
TQS	3/4 STORY		55.040	
	Net Sketched Area:	23,407	Total:	

Size Ad	17243	Gross Area	24912	FinArea	20554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	OFC	55	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

142 21 0

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
61	ELEV-PAS	D	S	1	1	V	AV	1999	52,500.00	B	7.2	904			48,700			48,700
15	SHOP	A	Y	1	11X23	A	AV	1950	22.00	T	60	904			2,200			2,200
66	CANOPY	A	Y	1	12X12	A	AV	1950	22.00	T	70	904			1,000			1,000
28	B-BALL C	D	Y	1	40X90	A	AV	1992	1.64	T	50	904			3,000			3,000
85	PAVING	D	Y	1	32000	A	AV	1980	0.90	T	60	904			11,500			11,500
88	FENCE-6	D	Y	1	120	A	AV	1984	9.00	T	60	904			400			400
2	SHED/FR	D	Y	1	10x14	A	AV	2007	15.00	T	15	904			1,800			1,800

More:	N	Total Yard Items:	19,900	Total Special Featues:	90,500	Total:	110,400