



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(n) SCHOOL Building Built about 1905, Having Primarily BRICK Exterior and SLATE Roof Cover, with 0 Units, 4 Baths, 0 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	Descip
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 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	9.96	1.000	R5									796,800						796,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
904	5,071,600		1.837	796,800	5,868,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 608.91						/Parcel: 443.80	

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	Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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

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:	

PRINT

Date	Time
10/02/18	18:44:36

LAST REV

Date	Time
07/17/12	15:38:22

brennanp
1513

EXTERIOR INFORMATION

Type:	58	- SCHOOL
Sty Ht:	1T	- 1T
(Liv) Units:	0	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:		

BATH FEATURES

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

COMMENTS

MOBILE HOME OFFICES- 10X36 + 10X38 NOT LISTED .

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	RM:s	BR:s	Baths: 4	HB

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:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

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:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	VG - Very Good	9.3%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		9.3%

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.80000001
Const Adj.:	1.09107900
Adj \$ / SQ:	218.216
Other Features:	45600
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	5591573
Depreciation:	520016
Depreciated Total:	5071557

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	526.21	
Special Features:	0	Val/Su Net:	320.87	
Final Total:	5071600	Val/Su SzAd	526.24	

SKETCH

Undisplayed Areas:
BMT: 6168
FFL: 6168
TQS: 4625

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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	

PARCEL ID 142 21 0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	6,168	54.550	336,489	
FFL	1ST FLOOR	6,168	218.220	1,345,955	
TQS	3/4 STORY	3,470	218.220	757,100	
Net Sketched Area:		15,806	Total:	2,439,544	
Size Ad	9637.5	Gross Area	16962	FinArea	9638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	Total Special Features:	Total:
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