



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HASLETT THOMAS R
Owner 2:	HASLETT EMILY B
Owner 3:	
Street 1:	26 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 4.18 ACRES of land mainly classified as ONE FAM with a(n) BARN Building Built about 2001, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 0 Units, 1 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	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		0		NO UNITS	NOLAND		0	0.	0.000	R5																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	300,100		0.000		300,100
Total Card 300,100 0.000 300,100					
Total Parcel 746,900 4.180 867,100 1,614,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 214.36		/Parcel: 314.45	

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	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
2/20/2018	MEAS+INSPCTD	622	K Cuoco

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

USER DEFINED

Prior Id # 1:	55 6 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	18:45:37

LAST REV

Date	Time
02/22/18	11:01:48

apro	1514
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EXTERIOR INFORMATION

Table with exterior details: Type: 42 - BARN, Sty Ht: 2 - 2, (Liv) Units: 0, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color:, View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 1, Rating: AVERAGE, A Bath:, Rating:, 3/4 Bath:, Rating:, A 3QBth, Rating:, 1/2 Bath:, Rating:, A HBth:, Rating:, OthrFix: 1, Rating: AVERAGE

COMMENTS

SET BACK.

OTHER FEATURES

Table with other features: Kits:, Rating:, A Kits:, Rating:, Frpl: 1, Rating: AVERAGE, WSFlue:, Rating:

CONDO INFORMATION

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

GENERAL INFORMATION

Table with general info: Grade: A- - V GOOD-, Year Blt: 2001, Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdict:, Fact:., Const Mod:, Lump Sum Adj:

RESIDENTIAL GRID

Table with 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: 1, HB:

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL:, Prim Int Wal: 2 - PLASTER, Sec Int Wall:, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors:, Bsmnt Flr:, Bsmnt Gar:, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext:, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 50, % AC:, Solar HW: NO, Central Vac: NO, % Com Wal:, % Sprinkled:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 9.9%, Functional: %, Economic: %, Special: %, Override: %, Total: 9.9%

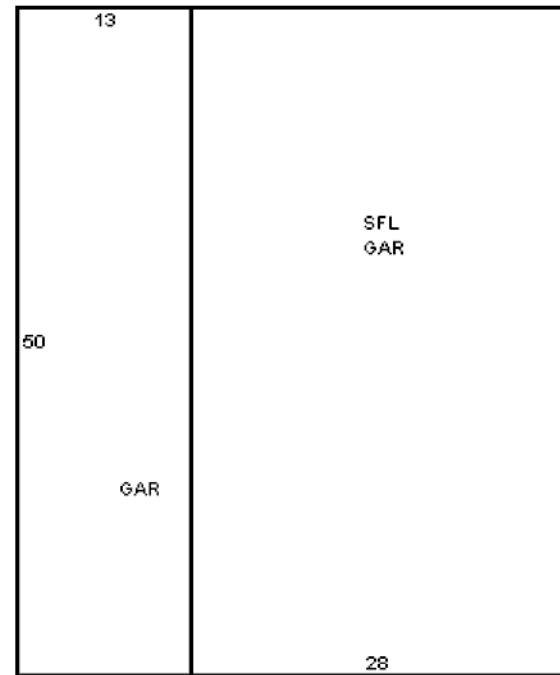
REMODELING

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

RES BREAKDOWN

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

SKETCH



CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 58.00, Size Adj.: 1.17857146, Const Adj.: 1.01999998, Adj \$ / SQ: 69.724, Other Features: 13625, Grade Factor: 1.80, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 333070, Depreciation: 32974, Depreciated Total: 300096

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ:, AvRate:, Ind.Val, Juris. Factor:, Val/Su Fin: 214.36, Special Features: 0, Val/Su Net: 86.99, Final Total: 300100, Val/Su SzAd 214.36

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 3,450, Total: 171,414, Size Ad: 1400, Gross Area: 3450, FinArea: 1400

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

PARCEL ID 142 6 0

IMAGE

AssessPro Patriot Properties, Inc