



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KIRK KATHERINE R
Owner 2:	GEFTER MALCOLM L
Owner 3:	
Street 1:	46 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	Gefter - Malcolm L
Owner 2:	-
Street 1:	46 Baker Bridge Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 5.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Influ	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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		3.233		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									96,990						97,000	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									180						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	589,700		5.100	894,000	1,483,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 354.87						/Parcel: 329.01	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	732,800	0	5.1	894,000	1,626,800	1,626,800	Year End Roll	9/28/2017
2017	101	FV	717,500	0	5.1	894,000	1,611,500	1,611,500	Year End Roll	9/29/2016
2016	101	FV	696,600	0	5.1	842,000	1,538,600	1,538,600	Year End Roll	1/14/2016
2015	101	FV	671,500	0	5.1	786,800	1,458,300	1,458,300	Year End	10/2/2014
2014	101	FV	628,500	5300	5.1	777,200	1,411,000	1,411,000	Year End Roll	1/23/2014
2013	101	FV	617,900	5300	5.1	757,200	1,380,400	1,380,400	Year End Roll	10/25/2012
2012	101	FV	617,900	5300	5.1	981,200	1,604,400	1,604,400	Year End	1/26/2012
2011	101	FV	652,400	5300	5.1	1,041,500	1,699,200	1,699,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Gefter, Malcolm	60528-216		11/20/2012	FAMILY		1 No	No			
DUFFY JAMES E I	21996-256		5/1/1992		690000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/25/2016	6333	ROOF	16,665	C				Strip & re-roof ex
10/27/2014	5948	WDK	11,966	C	11/14/2014			replace deck on 2n
9/28/1999	1812	MANUAL	30,000	C	4/17/2000			gazebo 4/17/00 1
9/16/1998	1528	RENOVATI	47,000	C	2/20/1999			
7/23/1998	1470	GARAGE	150,000	C	2/20/1999			2/20/99 75% finish
12/15/1992	183	RENO-ADD	139,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
4/17/2000	MEAS/EXT INS	611	P MULHERN
5/29/1999	MEAS+INSPCTD	602	D TUCKER
10/7/1995	MEAS+INSPCTD	606	J SMITH
6/9/1994	FIELDREV CHG	600	PA
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	5.09955	Total SF/SM:	222136.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	893,970	Spl Credit		Total:	894,000
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EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 2
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1957	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:	3	- HARDWOOD	
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:	2		
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:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG	- Very Good	15.0	%
Functional:				
Economic:				
Special:				
Override:				
Total:			15.2	%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.89350635
Const Adj.:	1.01999998
Adj \$ / SQ:	82.935
Other Features:	67000
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	695382
Depreciation:	105698
Depreciated Total:	589684

COMMENTS

1998 New septic & well added for garage/apt (workshop).

RESIDENTIAL GRID

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	RM	s:	8	BR	s:	4	Bath	s:	2	HB	2	

REMODELING

Exterior:	
Interior:	1992
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

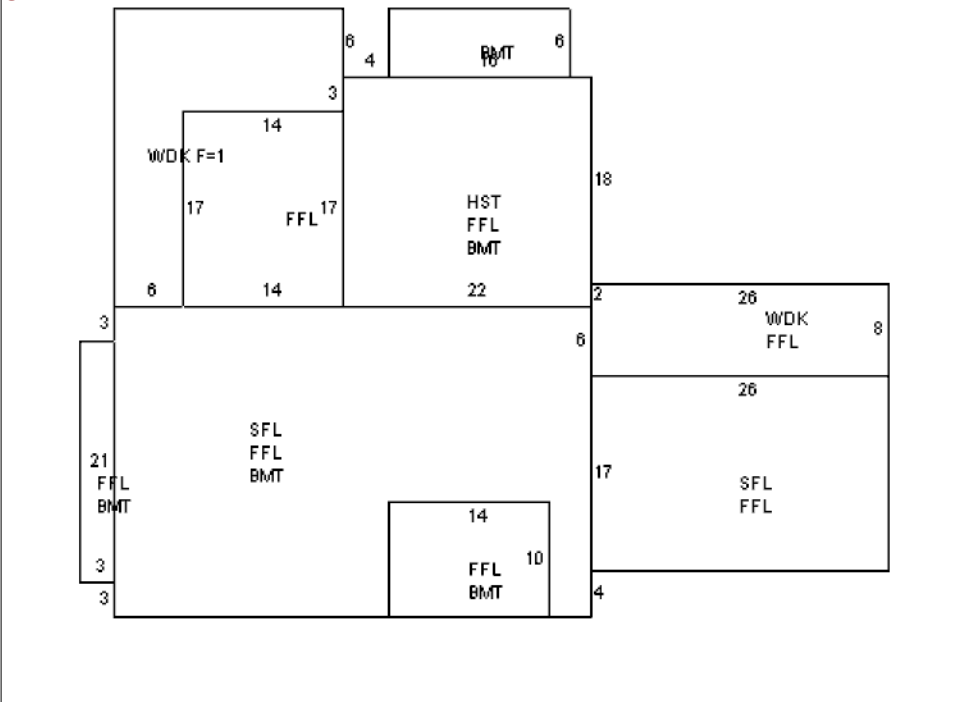
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,525	82.940	209,412	
BMT	BASEMENT	1,560	20.730	32,339	
SFL	2ND FLOOR	1,436	82.940	119,095	
WDK	WOOD DECK	490	17.160	8,408	
HST	HALF STORY	220	82.940	18,246	
Net Sketched Area: 6,231				Total: 387,500	
Size Ad	4181	Gross Area	6624	Fin Area	4181

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90				0

IMAGE



AssessPro Patriot Properties, Inc