



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		BAKER FARM, LINCOLN

**OWNERSHIP**

Owner 1:	WALDEN WOODS PROJECT		
Owner 2:			
Owner 3:			
Street 1:	44 BAKER FARM		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	01773	Type:	

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 11.105 ACRES of land mainly classified as CHARITY with a(n) LIBRARY Building Built about 1997, Having Primarily BRICK VENR Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		0		SQUARE FE	PRIME SITE		0	0.	0.000	R6																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	2,878,500		0.000		2,878,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 584.23						/Parcel: 401.99	

**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	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:	42 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
09/30/19	18:21:24

**LAST REV**

Date	Time
01/17/08	10:22:23

brennanp  
1282

**EXTERIOR INFORMATION**

Type:	53	- LIBRARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 2
Foundation:	1	- CONCRETE
Frame:	2	- STEEL
Prime Wall:	8	- BRICK VENR
Sec Wall:		%
Roof Struct:	4	- FLAT
Roof Cover:	11	- MEMBRANE
Color:		
View / Desir:	G	- GOOD

**BATH FEATURES**

Full Bath	0	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**COMMENTS**

INC 42-4-1(.47A),42-4-2 (.37A),42-6-4(.319A)  
PLAN#596 6/26/96DOC#1006.

**GENERAL INFORMATION**

Grade:	AA	- SUPERB	
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

Kits:	0	Rating:	NONE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**INTERIOR INFORMATION**

Avg Ht/FL:	14		
Prim Int Wal	2	- PLASTER	
Sec Int Wall:		%	
Partition:	E	- EXTNSIVE	
Prim Floors:	9	- ABOVE AVG	
Sec Floors:	3	- HARDWOOD	50%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	1	- EXTENSIVE	
Insulation:	3	- EXTENSIVE	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	14	- HVAC	
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	100

**DEPRECIATION**

Phys Cond:	AV	- Average	6.9%
Functional:			%
Economic:			%
Special:			%
Override:			%
<b>Total:</b>			<b>6.9%</b>

**CALC SUMMARY**

Basic \$ / SQ:	220.00
Size Adj.:	0.89504087
Const Adj.:	1.13306868
Adj \$ / SQ:	223.111
Other Features:	18095
Grade Factor:	3.00
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	2568975
Depreciation:	177259
Depreciated Total:	2391715

**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: 0 HB 2	

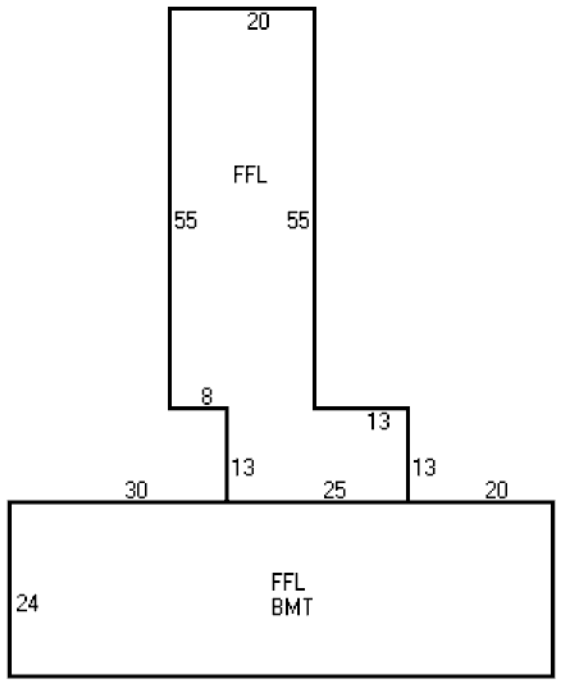
**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
<b>Totals</b>	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
<b>Totals</b>			

**SKETCH**



**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	M	S	1	1	E	AV	1997	61,250.00	T	40	905			36,800			36,800
MN	ARCHIVE	M	S	1	1	A	AV	1997	500,000.00	M	10	905			450,000			450,000

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,307	223.110	737,829
BMT	BASEMENT	1,800	55.780	100,400
<b>Net Sketched Area:</b>		<b>5,107</b>	<b>Total:</b>	<b>838,229</b>
Size Ad	3307	Gross Area	5107	FinArea 4927

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	OFC	90	V	0
FFL	100	OFC	100	V	0

IMAGE