



Patriot Properties Inc.

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	10.	1.000	R5									800,000						800,000	

Total AC/HA:	1.83655	Total SF/SM:	80000.12	Parcel LUC:	904 PSCHOOL	Prime NB Desc	RES CAT 5	Total:	800,000	Spl Credit	Total:	800,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2021

meadorse

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
904	5,105,200		1.837	800,000	5,905,200		
Total Card	5,105,200		1.837	800,000	5,905,200	Entered Lot Size	
Total Parcel	19,582,600	19,900	13.103	3,372,700	22,975,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	612.73	/Parcel:	446.23	Land Unit Type:	

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 \_\_\_/\_\_\_/\_\_\_

PRINT	
Date	Time
10/22/20	17:09:21
LAST REV	
Date	Time
07/17/12	15:38:22
brennanp	
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:	

### 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 .

### SKETCH

### OTHER FEATURES

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

### GENERAL INFORMATION

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

### CONDO INFORMATION

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

### 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	

### 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%

### REMODELING

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

### RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

### CALC SUMMARY

Basic \$ / SQ:	270.00
Size Adj.:	0.80000001
Const Adj.:	1.09107900
Adj \$ / SQ:	235.673
Other Features:	45600
Grade Factor:	2.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	5628645
Depreciation:	523464
Depreciated Total:	5105181

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	529.69		
Special Features:	0	Val/Su Net:	322.99	
Final Total:	5105200	Val/Su SzAd:	529.72	

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	6,168	58.920	363,408
FFL	1ST FLOOR	6,168	235.670	1,453,632
TQS	3/4 STORY	3,470	235.670	817,668
Net Sketched Area:		15,806	Total:	2,634,708
Size Ad	9637.5	Gross Area	16962	FinArea 9638

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### 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

### IMAGE

**AssessPro** Patriot Properties, Inc