

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOC FOR PRES OF NE ANTIQUITIES
Owner 2:	
Owner 3:	
Street 1:	141 CAMBRIDGE ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ:
Postal:	02114-2711 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.317 ACRES of land mainly classified as CHARITY with a(n) BUNGALOW Building Built about 1938, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 0 Baths, 0 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	LC	Historic Dst		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
905	CHARITY		0		SQUARE FE	PRIME SITE		0	0.	0.000	R5																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	42,400		0.000		42,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	56 12 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
10/22/20	17:11:00

LAST REV

Date	Time
02/15/18	14:26:39

meadorse  
1524

**EXTERIOR INFORMATION**

Type:	2	- BUNGALOW
Sty Ht:	1	- 1
(Liv) Units:	0	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C	- AVERAGE
Year Blt:	1938	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:			
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	L	- LIGHT	
Prim Floors:	12	- CONCRETE	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

**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	

More:	N	Total Yard Items:		Total Special Features:		Total:	
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**BATH FEATURES**

Full Bath:	0	Rating:	NONE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

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

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	26%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26%

**CALC SUMMARY**

Basic \$ / SQ:	84.00
Size Adj.:	2.40000010
Const Adj.:	0.98000002
Adj \$ / SQ:	197.568
Other Features:	0
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	57242
Depreciation:	14883
Depreciated Total:	42359

**COMMENTS**


**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

**REMODELING**

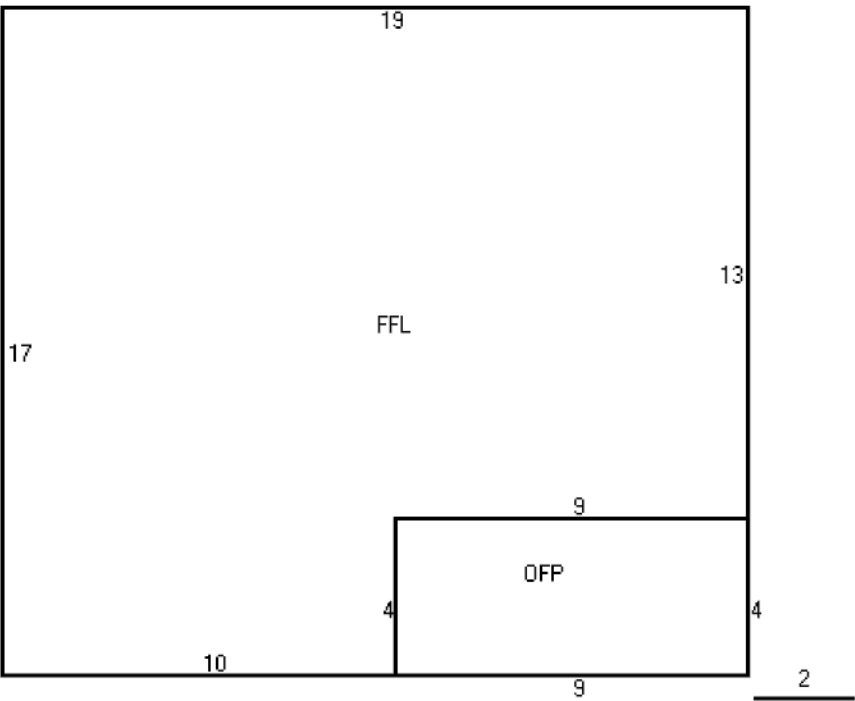
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	147.74		
Special Features:	Val/Su Net:	131.27		
Final Total:	42400	Val/Su SzAd:	147.74	

**SKETCH**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FLL	1ST FLOOR	287	197.570	56,702	
OFF	OPEN PORCH	36	15.000	540	
Net Sketched Area:		323	Total:	57,242	
Size Ad	287	Gross Area	323	FinArea	287

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc