



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GLASS TR FLORENCE M
Owner 2:	GLASS TR JOHN B
Owner 3:	7 BAKER BRIDGE RD NOM TR
Street 1:	7 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN CENTER
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 .94 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1895, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	B	CESSPL
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		4	0946.39844	SQUARE FE	PRIME SITE		0	8.56	1.668	R4									584,510						584,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	174,500	18,400	0.940	584,500	777,400
Total Card	174,500	18,400	0.940	584,500	777,400
Total Parcel	174,500	18,400	0.940	584,500	777,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		443.97	/Parcel: 443.97

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/24/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	157,900	18400	.94	546,300	722,600	722,600	Year End Roll	10/15/2020
2020	101	FV	146,900	18400	.94	566,800	732,100	732,100	Year End Roll	9/26/2019
2019	101	FV	149,700	18400	.94	551,700	719,800	719,800	Create Final value 2019	6/4/2019
2018	101	FV	149,700	18400	.94	551,700	719,800	719,800	Year End Roll	9/28/2017
2017	101	FV	142,800	18400	.94	546,300	707,500	707,500	Year End Roll	9/29/2016
2016	101	FV	140,000	18400	.94	530,600	689,000	689,000	Year End Roll	1/14/2016
2015	101	FV	134,500	18400	.94	491,000	643,900	643,900	Year End	10/2/2014
2014	101	FV	133,100	18400	.94	457,500	609,000	609,000	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GLASS, FLORENCE	26888-592		12/9/1996	CONVENIENC		1	No	No
GLASS, JOHN B.	26888-591		12/9/1996	CONVENIENC		1	No	No
PHYLLIS MACNEIL	10870-358		7/19/1965		40,750	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/26/2001	2283	ROOF		C				horse barn

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
6/11/2005	M&L COMPLETE	615	
10/6/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	22	-	CONVENT'NL
Sty Ht:	2	-	2
(Liv) Units:	1	Total:	1
Foundation:	3	-	BRK OR STN
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:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD			
Prim Int Wal:	2	-	PLASTER	
Sec Int Wall:				
Partition:	T	-	TYPICAL	
Prim Floors:	2	-	SOFTWOOD	
Sec Floors:	3	-	HARDWOOD	50%
Bsmnt Flr:				
Bsmnt Gar:				
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:	0	
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
32	BARN/LFT	D	Y	1	1023	A	AV	1910	45.00	T	60	101			18,400			18,400

More:	N	Total Yard Items:	18,400	Total Special Features:		Total:	18,400
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**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV	-	Average	34%
Functional:				
Economic:				
Special:				
Override:				
Total:				34%

**CALC SUMMARY**

Basic \$ / SQ:	107.00
Size Adj.:	1.09266138
Const Adj.:	1.00979996
Adj \$ / SQ:	118.061
Other Features:	35500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	264400
Depreciation:	89896
Depreciated Total:	174504

**COMMENTS**

PDAS TRASK COTTAGE.

**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	RMs:	5	BRs:	2	Baths:	2	HB					

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	2	1
<b>Totals</b>			
1	5	2	

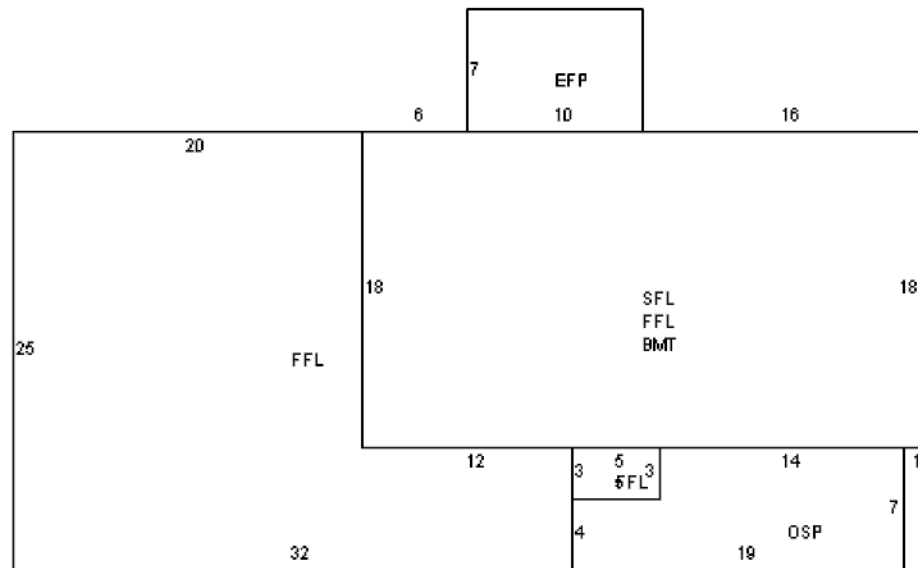
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	685587.6016
Juris. Factor:		Before Depr:	118.06		
Special Features:	0	Val/Su Net:	69.38		
Final Total:	174500	Val/Su SzAd	99.66		

**PARCEL ID**

142 24 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,175	118.060	138,721	
BMT	BASEMENT	576	29.520	17,001	
SFL	2ND FLOOR	576	118.060	68,003	
OSP	SCRN PORCH	118	22.500	2,655	
EFP	ENCL PORCH	70	36.000	2,520	
<b>Net Sketched Area:</b>		<b>2,515</b>	<b>Total:</b>	<b>228,900</b>	
Size Ad	1751	Gross Area	2515	FinArea	1751

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

