



**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 1996, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 6 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	9.6	1.000	R5									768,000						768,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
904	4,721,200		1.837	768,000	5,489,200		
Total Card	4,721,200		1.837	768,000	5,489,200	Entered Lot Size	
Total Parcel	18,654,400	19,900	13.103	3,244,700	21,919,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	396.05	/Parcel:	425.72	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 \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	1.83655	Total SF/SM:	80000.12	Parcel LUC:	904 PSCHOOL	Prime NB Desc	RES CAT 5	Total:	768,000	Spl Credit		Total:	768,000
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