



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		BAKER BRIDGE RD, LINCOLN
OWNERSHIP		
Unit #: _____		
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: _____

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	49,900		0.000		49,900
Total Card 49,900 0.000 49,900					
Total Parcel 448,200 8,700 4,317 842,400 1,299,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 173.87		/Parcel: 518.27	

Legal Description	User Acct
	GIS Ref
	GIS Ref
	Insp Date
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 141 1 0

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA Cntry: _____ Own Occ: _____
Postal:	02114-2711 Type: _____

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.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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																

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 905 CHARITY	Prime NB Desc RES CAT 5	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Table with exterior details: Type: 2 - BUNGALOW, Sty Ht: 1 - 1, (Liv) Units: 0, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %.

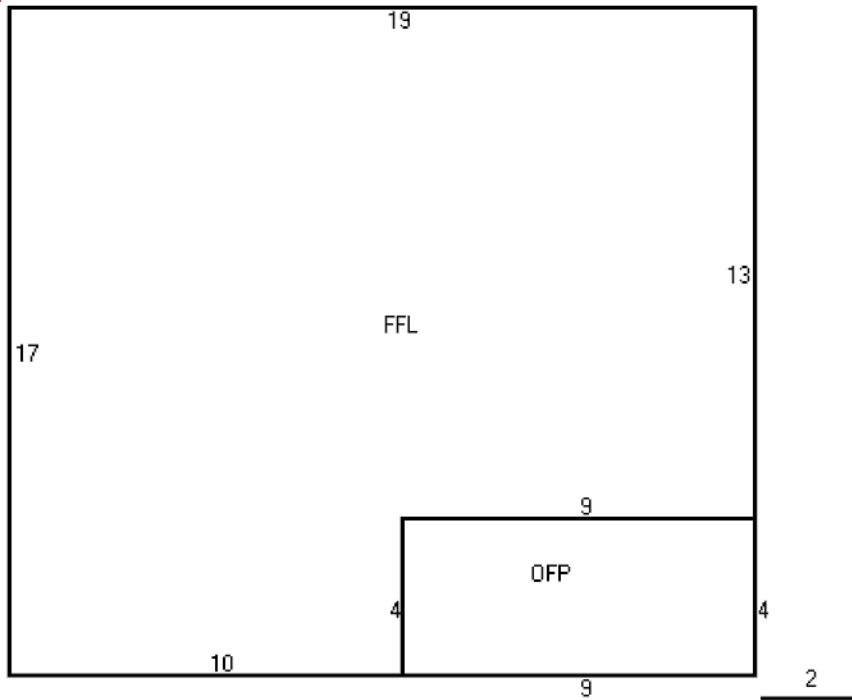
BATH FEATURES

Table with 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: .

COMMENTS

Large empty table for comments.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1938, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: .

RESIDENTIAL GRID

Table for residential grid with columns for Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes Totals row for RMS, BRs, Baths.

REMODELING

Table for remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table for res breakdown with columns: No Unit, RMS, BRS, FL. Includes Totals row.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: , Prim Int Wal: 1 - DRYWALL, Sec Int Wal: %, Partition: L - LIGHT, Prim Floors: 12 - CONCRETE, Sec Floors: %, Bsmnt Flr: .

DEPRECIATION

Table for depreciation: Phys Cond: GD - Good, 26.%, Functional: %, Economic: %, Special: %, Override: %, Total: 26%.

CALC SUMMARY

Table for calc summary: Basic \$ / SQ: 99.00, Size Adj.: 2.4000010, Const Adj.: 0.98000002, Adj \$ / SQ: 232.848, Other Features: 0, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 67367, Depreciation: 17516, Depreciated Total: 49852.

COMPARABLE SALES

Table for comparable sales with columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table for sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes Net Sketched Area and Size Ad rows.

SUB AREA DETAIL

Empty table for sub area detail.

SPEC FEATURES/YARD ITEMS

Table for spec features with columns: 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 141 1 0

IMAGE