



PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		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 1 Units, 10 Baths, 3 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				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	
904	PSCHOOL		5.757		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									172,710						172,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
904	9,036,500	19,900	7.594	972,700	10,029,100
Total Card	9,036,500	19,900	7.594	972,700	10,029,100
Total Parcel	19,582,600	19,900	13.103	3,372,700	22,975,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		487.94	/Parcel: 446.23

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	06/17/03

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	904	FV	20,491,500	19900	13.103	3,372,700	23,884,100	23,884,100	Year End Roll	9/26/2019
2019	904	FV	19,470,300	19900	13.103	3,359,900	22,850,100	22,850,100	Create Final value 2019	6/4/2019
2018	904	FV	19,470,300	19900	13.103	3,359,900	22,850,100	22,850,100	Year End Roll	9/28/2017
2017	904	FV	17,039,800	19900	13.103	3,359,900	20,419,600	20,419,600	Year End Roll	9/29/2016
2016	904	FV	9,553,100	19900	13.103	3,151,900	12,724,900	12,724,900	Year End Roll	1/14/2016
2015	904	FV	9,079,400	19900	13.103	2,931,100	12,030,400	12,030,400	Year End	10/2/2014
2014	904	FV	9,079,400	19900	13.103	2,892,700	11,992,000	11,992,000	Year End Roll	1/23/2014
2013	904	FV	9,079,400	19900	18.373	2,970,800	12,070,100	12,070,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12028-647		12/31/1940			0	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/3/2020	C-20-0012	MANUAL	7,500	O				Remove existing do
7/28/2020	C-20-0011	MANUAL	57,000	O				Install a 12`x60`
7/23/2020	C-20-0010	RENOVATI	116,745	O				Renovation of exis
7/23/2020	C-20-0009	RENOVATI	45,884	O				Renovation of exis
6/19/2019	SH-19-0015	SHEET MT	16,800	C				Sheet metal work t
1/10/2019	7299	RENOVATI	1,018,329	C	8/29/2019			Renovate 1st floor
12/12/2018	7280	RENO-ADD	5,780	C	1/8/2019			Place 56`4" x 12`1
8/6/2018	7158	RENOVATI	35,000	C	9/5/2018			Convert 3 classroo
6/20/2016	6476	SHEET MT	30,000	C	5/2/2017			Sheet metal work t
6/6/2016	6456	MANUAL	488,000	C	5/2/2017			Replace HVAC equip

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2020	CHG FM OTHER	624	W Coelho
6/5/2012	PERMIT VISIT	618	G BOURGAULT
6/17/2003	MEAS+INSPCTD	615	
5/23/2000	MEAS/EXT INS	611	
12/13/1993	PERMIT VISIT	600	

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

EXTERIOR INFORMATION

Type:	58 - SCHOOL
Sty Ht:	2T - 2T
(Liv) Units:	1 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:	10	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

COMMENTS

Storow Building.

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: 10 HB 3

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	%		
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:	100

DEPRECIATION

Phys Cond:	EX - Excellent	7.2%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.2%

CALC SUMMARY

Basic \$ / SQ:	270.00
Size Adj.:	0.80000001
Const Adj.:	1.11290061
Adj \$ / SQ:	240.387
Other Features:	103022
Grade Factor:	2.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	9685091
Depreciation:	697327
Depreciated Total:	8987764

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

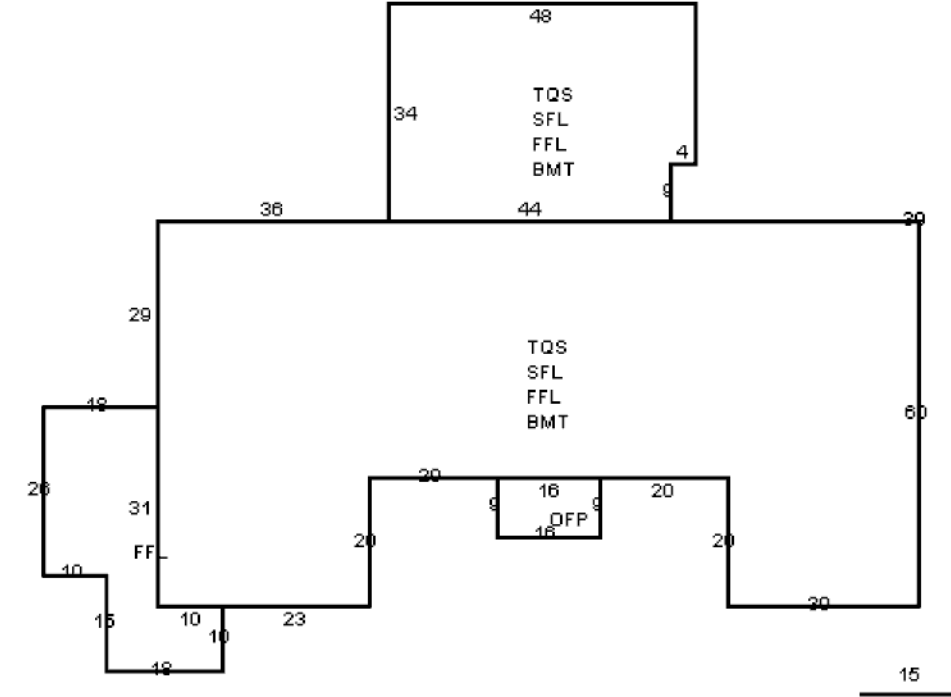
WtAv\$/SQ: AvRate: Ind.Val: 0.00000

Juris. Factor: Val/Su Fin: 439.65

Special Features: 48700 Val/Su Net: 386.06

Final Total: 9036500 Val/Su SzAd: 524.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	6,708	240.390	1,612,513	
BMT	BASEMENT	6,020	60.100	361,782	
SFL	2ND FLOOR	6,020	240.390	1,447,127	
TQS	3/4 STORY	4,515	240.390	1,085,345	
OFFP	OPEN PORCH	144	15.000	2,160	
FFL	1ST FLOOR			11,010	
SFL	2ND FLOOR			55,040	
TQS	3/4 STORY			55,040	
Net Sketched Area:		23,407	Total:		
Size Ad	17243	Gross Area	24912	FinArea	20554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	OFC	55	A	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
61	ELEV-PAS	D	S	1		V	AV	1999	52,500.00	B	7.2	904			48,700			48,700
15	SHOP	A	Y	1	11X23	A	AV	1950	22.00	T	60	904			2,200			2,200
66	CANOPY	A	Y	1	12X12	A	AV	1950	22.00	T	70	904			1,000			1,000
28	B-BALL C	D	Y	1	40X90	A	AV	1992	1.64	T	50	904			3,000			3,000
85	PAVING	D	Y	1	32000	A	AV	1980	0.90	T	60	904			11,500			11,500
88	FENCE-6	D	Y	1	120	A	AV	1984	9.00	T	60	904			400			400
2	SHED/FR	D	Y	1	10x14	A	AV	2007	15.00	T	15	904			1,800			1,800

PARCEL ID

142 21 0

More: N	Total Yard Items: 19,900	Total Special Features: 90,500	Total: 110,400
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IMAGE

AssessPro Patriot Properties, Inc