



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HASLETT THOMAS R
Owner 2:	HASLETT EMILY B
Owner 3:	
Street 1:	26 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
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 4.18 ACRES of land mainly classified as ONE FAM with a(n) BARN Building Built about 2001, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 0 Units, 1 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	R1	Residential	100	U	A	SEPTIC
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		0		NO UNITS	NOLAND		0	0.	0.000	R5																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	294,400		0.000		294,400
Total Card		294,400	0.000		294,400
Total Parcel		763,500	4.180	870,300	1,633,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 210.29		/Parcel: 318.31	

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
2/20/2018	MEAS+INSPCTD	622	K Cuoco

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

USER DEFINED

Prior Id # 1:	55 6 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	17:09:34

LAST REV

Date	Time
02/22/18	11:01:48

apro 1514

EXTERIOR INFORMATION

Table with exterior information including Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, and View / Desir.

BATH FEATURES

Table with bath features including Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, and OthrFix.

COMMENTS

SET BACK.

RESIDENTIAL GRID

Table with residential grid information including 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, and Totals.

GENERAL INFORMATION

Table with general information including Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdict, Fact, Const Mod, and Lump Sum Adj.

OTHER FEATURES

Table with other features including Kits, A Kits, Frpl, and WSFlue.

CONDO INFORMATION

Table with condo information including Location, Total Units, Floor, % Own, and Name.

INTERIOR INFORMATION

Table with interior information including Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, and Bsmnt Flr.

DEPRECIATION

Table with depreciation information including Phys Cond, Functional, Economic, Special, and Override.

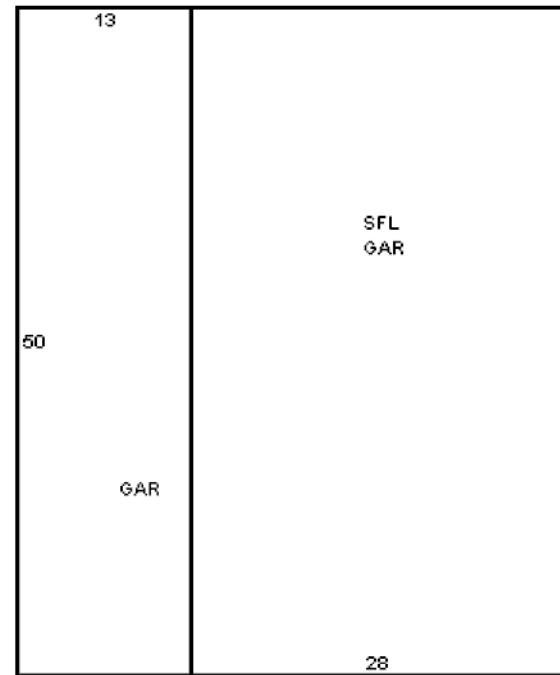
REMODELING

Table with remodeling categories including Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, and General.

RES BREAKDOWN

Table with res breakdown including No Unit, RMS, BRS, FL, and Totals.

SKETCH



INTERIOR INFORMATION

Table with interior information including Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, Central Vac, and % Com Wal.

CALC SUMMARY

Table with calculation summary including Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, and Depreciated Total.

COMPARABLE SALES

Table with comparable sales including Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, and Final Total.

SUB AREA

Table with sub area details including Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea, and Undepr Value.

SUB AREA DETAIL

Table with sub area detail including Sub Area, % Usbl, Descrip, % Type, Qu, and # Ten.

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items including Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, and Juris. Value.

PARCEL ID

142 6 0

IMAGE

AssessPro Patriot Properties, Inc

Summary row with More: N, Total Yard Items, Total Special Features, and Total.