



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOVELANE SPEC NEEDS PROG INC
Owner 2:	
Owner 3:	
Street 1:	40 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FORTY BAKER BR RD LOVE LN LLC -
Owner 2:	-
Street 1:	PO BOX 716
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.01 ACRES of land mainly classified as CHARITY with a(n) COLONIAL Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
905	CHARITY		3.17344		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									95,203						95,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	321,600		5.010	895,200	1,216,800
Total Card		321,600	5.010	895,200	1,216,800
Total Parcel		1,705,000	3,800	5,010	895,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 521.74		/Parcel: 134.35	

Legal Description	User Acct
	GIS Ref
	GIS Ref
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
2020	905	FV	1,702,300	3800	5.01	895,200	2,601,300	2,601,300	Year End Roll	9/26/2019
2019	905	FV	1,615,600	3800	5.01	892,000	2,511,400	2,511,400	Create Final value 2019	6/4/2019
2018	905	FV	1,615,600	3800	5.01	892,000	2,511,400	2,511,400	Year End Roll	9/28/2017
2017	905	FV	1,532,700	3800	5.01	892,000	2,428,500	2,428,500	Year End Roll	9/29/2016
2016	905	FV	1,471,100	3800	5.01	840,000	2,314,900	2,314,900	Year End Roll	1/14/2016
2015	905	FV	1,468,500	3800	5.01	784,800	2,257,100	2,257,100	Year End	10/2/2014
2014	905	FV	1,450,600	3800	5.01	775,200	2,229,600	2,229,600	Year End Roll	1/23/2014
2013	905	FV	1,445,500	3800	5.01	755,200	2,204,500	2,204,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FORTY BAKER BR	43191-596		6/30/2004	INVOLV CHARI	10	No	No			
IRWIN MARY M,	38410-75		3/19/2003	CHD>SALE	2700000	No	No			
	7778-514		7/19/1951		7500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/2/2014	5810	RENOVATI	5,000	C	7/29/2014			Construct 2 walls
9/19/2013	5554	TEMPORAR		C				tent 10/4 to 10/6
10/11/2006	3534	TEMPORAR		C				erect ften 10/13-1
12/17/2004	3104	SIGN		C				80" x 80" wood sig
9/20/2004	3037	SHED	15,000	C				compost shed
2/20/2004	2854	BARN	770,000	C	6/12/2004			indr riding arena
12/17/2003	2837	MANUAL	35,000	C	6/12/2004			foundation for bar

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	CERT OF OCC	619	DH
12/9/2004	M&L EXTERIOR	615	
6/12/2004	MEAS+INSPCTD	615	
12/13/2003	MEAS+EXT INS	615	
10/7/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2A - 2A, (Liv) Units: 1, Total: 2, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: A - AVERAGE

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1952, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, 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: 50, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table for specifications: 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

Summary row: More: N, Total Yard Items: , Total Special Features: , Total:

BATH FEATURES

Table with bath features: Full Bath: 3, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 31.%, Functional: %, Economic: %, Special: %, Override: %, Total: 31.4%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 95.00, Size Adj.: 1.04585803, Const Adj.: 1.01999998, Adj \$ / SQ: 101.344, Other Features: 53158, Grade Factor: 1.40, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 468802, Depreciation: 147204, Depreciated Total: 321598

COMMENTS

address of residence is 40A, Sec 14 Acc apt, offices, tack rm in barn second floor. Offices, 2HB, kit, tack rm on first fl..

RESIDENTIAL GRID

Table with 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: 10, BRs: 5, Baths: 3, HB: 1

REMODELING

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

RES BREAKDOWN

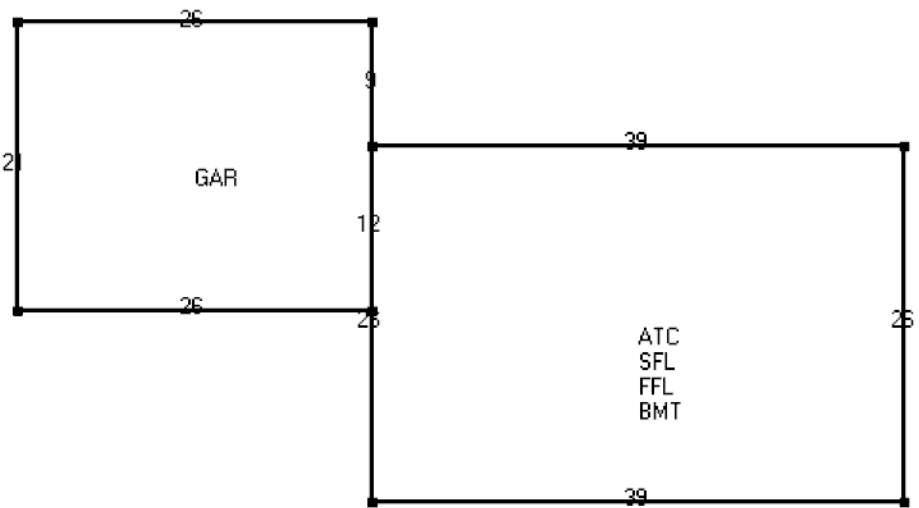
Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 10, 5

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 2289352.993, Juris. Factor, Val/Su Fin: 137.91, Special Features: 0, Val/Su Net: 82.63, Final Total: 321600, Val/Su SzAd: 158.58

PARCEL ID 142 10 0

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 3,892, Total: 281,700, Size Ad: 2028, Gross Area: 4602, FinArea: 2332

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

