



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	QUELCH JOYCE A
Owner 2:	
Owner 3:	
Street 1:	57 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	QUELCH TR - JOHN A
Owner 2:	QUELCH TR - JOYCE A
Street 1:	57 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.855 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1842, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.018		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									540						500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	1,190,200	18,500	1.855	800,500	2,009,200	
Total Card		1,190,200	18,500	1.855	800,500	2,009,200
Total Parcel		1,190,200	18,500	1.855	800,500	2,009,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		350.38	/Parcel: 350.38	

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	101	FV	1,266,600	18500	1.855	800,500	2,085,600	2,085,600	Year End Roll	9/26/2019
2019	101	FV	1,265,100	18500	1.855	797,300	2,080,900	2,080,900	Create Final value 2019	6/4/2019
2018	101	FV	1,265,100	18500	1.855	797,300	2,080,900	2,080,900	Year End Roll	9/28/2017
2017	101	FV	1,143,400	18500	1.855	797,300	1,959,200	1,959,200	Year End Roll	9/29/2016
2016	101	FV	1,106,500	18500	1.855	745,300	1,870,300	1,870,300	Year End Roll	1/14/2016
2015	101	FV	1,043,600	18500	1.855	690,100	1,752,200	1,752,200	Year End	10/2/2014
2014	101	FV	961,900	18500	1.847	680,300	1,660,700	1,660,700	Year End Roll	1/23/2014
2013	101	FV	935,400	18500	1.847	660,300	1,614,200	1,614,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
QUELCH TR,JOHN	69401-287		6/8/2017	FAMILY		1	No	No		
QUELCH TR,JOHN	62010-48		6/13/2013	TRADE		1	No	No		Traded 689 sq ft with parcel 142-17
QUELCH JOHN A,	54095-433		1/4/2010	FAMILY		1	No	No		
WARREN FELDBERG	19090-477		6/1/1988		1152500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/29/2015	6129	RENOVATI	5,000	C				Remodel living roo
7/2/2013	5460	RENOVATI	80,000	C	5/8/2014			add side entry & r
1/13/2010	4370	RENOVATI	50,000	C	10/7/2015			reno existing bmt;
4/9/2008	3912	RENOVATI	165,000	C	6/26/2008			attic remodel
8/11/2003	2745	MANUAL	12,000	C	5/15/2004			rem bath & dressin
5/30/1995	727-95	ROOF	22,000	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2016	PERMIT VISIT	618	G BOURGAULT
5/8/2014	MEAS/EXT INS	25	D ERSKINE
7/15/2010	MEAS+INSPCTD	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
6/26/2008	MEAS/EXT INS	100	
6/12/2007			
5/15/2004	MEAS+INSPCTD	615	
11/5/2002	M&L EXTERIOR	615	
10/7/1995	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1	- ANTIQUE
Sty Ht:	2A	- 2A
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:	G	- GOOD

GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	1842	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

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:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Phys Cond:	EX	- Excellent	7.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			7%

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
4	GARAGE/L	D	Y	1	24x36	A	AV	1910	28.00	T	60	101			9,700			9,700
12	POOL I-G	D	Y	1	20X40	A	AV	1991	22.00	T	50	101			8,800			8,800

More:	N	Total Yard Items:	18,500	Total Special Features:		Total:	18,500
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BATH FEATURES

Full Bath:	5	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	4	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	100.00
Size Adj.:	0.89395392
Const Adj.:	1.01999998
Adj \$ / SQ:	91.183
Other Features:	117757
Grade Factor:	2.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1279766
Depreciation:	89584
Depreciated Total:	1190182

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	2139738.412
Juris. Factor:		Val/Su Fin:	207.57	
Special Features:	0	Val/Su Net:	180.52	
Final Total:	1190200	Val/Su SzAd:	285.56	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	2139738.412
Juris. Factor:		Val/Su Fin:	207.57	
Special Features:	0	Val/Su Net:	180.52	
Final Total:	1190200	Val/Su SzAd:	285.56	

COMMENTS

INCLUDES 43-1.25 (.11AC.)

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:	11	BRs:	5	Baths:	5	HB	1					

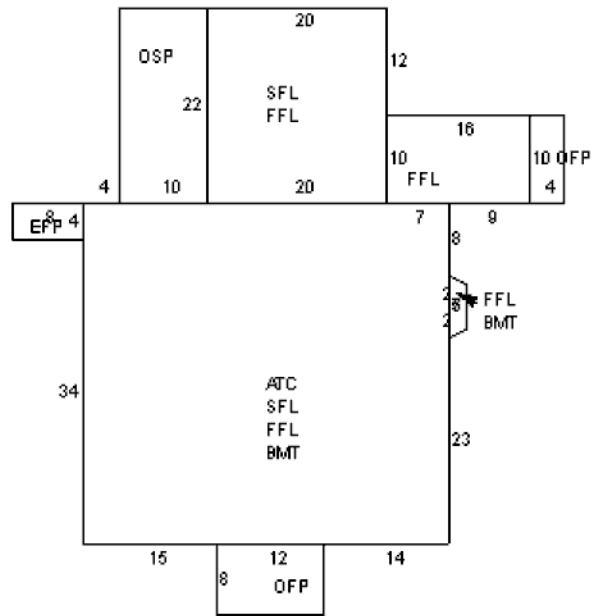
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,170	91.180	197,868	
SFL	2ND FLOOR	1,998	91.180	182,184	
BMT	BASEMENT	1,570	38.750	60,842	
ATC	ATTIC	467	91.180	42,619	
OSP	SCRN PORCH	220	22.500	4,950	
OFF	OPEN PORCH	136	15.000	2,040	
EFP	ENCL PORCH	32	36.000	1,152	
Net Sketched Area:		6,593	Total:	491,655	
Size Ad	4168	Gross Area	7684	FinArea	5734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

