



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 54 |        | 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:  | BOWER JOSEPH L TR -           |
| Owner 2:  | THE BAKER BRIDGE ROAD TRUST - |
| Street 1: | 54 BAKER BRIDGE RD            |
| Twn/City: | LINCOLN                       |
| St/Prov:  | MA Cntry                      |
| Postal:   | 01773-3105                    |

**NARRATIVE DESCRIPTION**

This Parcel contains 5.383 ACRES of land mainly classified as PSCHOOL with a(n) DECK HSE Building Built about 1967, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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: |      |             |     | Topo    |      |        |
| D          |      |             |     | Street  | 1    | PAVED  |
| s          |      |             |     | 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 Influ | 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   |         |
| 905      | CHARITY     |          | 1.84        |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R5    |             |           |        |   |        |   |        |   | 55,200          |           |   |           |        |      | 55,200    |         |
| 905      | CHARITY     |          | 1.706       |                    | ACRES     | UNDEV       | 0.2       | 0          | 30,000.    | 0.200 | R5    |             |           |        |   |        |   |        |   | 10,236          |           |   |           |        |      | 10,200    | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 904          | 375,800         |                                | 1.837     | 800,000    | 1,175,800   |                   | 0         |
| 905          |                 | 7,600                          | 3.546     | 65,400     | 73,000      |                   | GIS Ref   |
|              |                 |                                |           |            |             |                   | GIS Ref   |
| Total Card   | 375,800         | 7,600                          | 5.383     | 865,400    | 1,248,800   | Entered Lot Size  |           |
| Total Parcel | 375,800         | 7,600                          | 5.383     | 865,400    | 1,248,800   | Total Land:       |           |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |           | 468.14     | /Parcel:    | 468.14            | Insp Date |
|              |                 |                                |           |            |             | Land Unit Type:   | 06/11/05  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020   | 904 | FV  | 342,700    | 7600      | 5.383     | 865,400    | 1,215,700   | 1,215,700     | Year End Roll           | 9/26/2019  |
| 2019   | 904 | FV  | 319,500    | 7600      | 5.383     | 862,200    | 1,189,300   | 1,189,300     | Create Final value 2019 | 6/4/2019   |
| 2018   | 904 | FV  | 319,500    | 7600      | 5.383     | 862,200    | 1,189,300   | 1,189,300     | Year End Roll           | 9/28/2017  |
| 2017   | 904 | FV  | 319,500    | 7600      | 5.383     | 862,200    | 1,189,300   | 1,189,300     | Year End Roll           | 9/29/2016  |
| 2016   | 904 | FV  | 316,200    | 7600      | 5.383     | 810,200    | 1,134,000   | 1,134,000     | Year End Roll           | 1/14/2016  |
| 2015   | 904 | FV  | 302,500    | 7600      | 5.383     | 755,000    | 1,065,100   | 1,065,100     | Year End                | 10/2/2014  |
| 2014   | 904 | FV  | 299,000    | 7600      | 5.383     | 745,400    | 1,052,000   | 1,052,000     | Year End Roll           | 1/23/2014  |
| 2013   | 904 | FV  | 292,200    | 7600      | 5.383     | 725,400    | 1,025,200   | 1,025,200     | Year End Roll           | 10/25/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code    | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|-------|
| BOWER JOSEPH L  | 44432-455 |      | 1/6/2005  | INVOLV CHARI | 1395000    | No | No  |       |                 |       |
| BOWER, JOSEPH L | 26326-184 |      | 5/17/1996 | CONVENIENC   | 15000      | No | No  |       |                 |       |
|                 | 11357-241 |      | 7/19/1967 |              |            | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 1/8/2015  | 5992   | KITCHEN  | 53,000 | C   | 3/30/2015  |          |          | Remodel the reside |
| 6/7/2011  | 4754   | TEMPORAR |        | C   |            |          |          | tents from 6/14 to |
| 11/5/2010 | 4601   | ROOF     |        | C   |            |          |          | strip and re-roof  |
| 6/1/2010  | 4472   | TEMPORAR |        | C   |            |          |          | tent 6/10 to 6/15  |
| 3/22/2005 | 3140   | RENOVATI | 30,000 | C   | 6/11/2005  |          |          | 2 decks            |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name |
|-----------|--------------|-----|------|
| 5/29/2015 | PERMIT VISIT | 619 | DH   |
| 6/11/2005 | MEAS/EXT INS | 615 |      |
| 1/11/1996 | MEAS+INSPCTD | 606 |      |
| 1/7/1994  | FIELDREV CHG | 600 |      |

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

|               |    |            |
|---------------|----|------------|
| Type:         | 20 | - DECK HSE |
| Sty Ht:       | 1  | - 1        |
| (Liv) Units:  | 1  | Total: 1   |
| Foundation:   | 1  | - CONCRETE |
| Frame:        | 1  | - WOOD     |
| Prime Wall:   | 26 | - WOOD     |
| Sec Wall:     |    | %          |
| Roof Struct:  | 1  | - GABLE    |
| Roof Cover:   | 1  | - ASPHALT  |
| Color:        |    |            |
| View / Desir: |    |            |

**GENERAL INFORMATION**

|               |      |             |
|---------------|------|-------------|
| Grade:        | C+   | - AVG. (+)  |
| Year Blt:     | 1967 | Eff Yr Blt: |
| Alt LUC:      |      | Alt %:      |
| Jurisdict:    |      | Fact:       |
| Const Mod:    |      |             |
| Lump Sum Adj: |      |             |

**INTERIOR INFORMATION**

|               |     |                 |
|---------------|-----|-----------------|
| Avg Ht/FL:    | STD |                 |
| Prim Int Wal: | 1   | - DRYWALL       |
| 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:    | 2   | - GAS           |
| Heat Type:    | 3   | - FORCED H/W    |
| # Heat Sys:   | 1   |                 |
| % Heated:     | 100 | % AC: 0         |
| Solar HW:     | NO  | Central Vac: NO |
| % Com Wal:    | 0   | % Sprinkled: 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3    | GARAGE      | D | Y   | 1   | 525      | A    | AV  | 1967 | 36.00      | T   | 60  | 905 |      |       | 7,600      |      |       | 7,600        |

**BATH FEATURES**

|            |   |         |         |
|------------|---|---------|---------|
| Full Bath: | 3 | Rating: | AVERAGE |
| A Bath:    |   | Rating: |         |
| 3/4 Bath:  |   | Rating: |         |
| A 3QBth:   |   | Rating: |         |
| 1/2 Bath:  |   | Rating: |         |
| A HBth:    |   | Rating: |         |
| OthrFix:   | 1 | Rating: | AVERAGE |

**OTHER FEATURES**

|         |   |         |         |
|---------|---|---------|---------|
| Kits:   | 1 | Rating: | GOOD    |
| A Kits: |   | Rating: |         |
| Frp:    | 2 | Rating: | AVERAGE |
| WSFlue: |   | Rating: |         |

**CONDO INFORMATION**

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

**DEPRECIATION**

|             |    |        |       |
|-------------|----|--------|-------|
| Phys Cond:  | GD | - Good | 19.0% |
| Functional: |    |        | %     |
| Economic:   |    |        | %     |
| Special:    |    |        | %     |
| Override:   |    |        | %     |
| Total:      |    |        | 19.4% |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 95.00      |
| Size Adj.:         | 1.15485835 |
| Const Adj.:        | 1.01999998 |
| Adj \$ / SQ:       | 111.906    |
| Other Features:    | 60750      |
| Grade Factor:      | 1.12       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 466230     |
| Depreciation:      | 90449      |
| Depreciated Total: | 375781     |

**COMMENTS**

INCLUDES 63-1 (2.16 AC.)

**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       |       |        |         |   |   |    |    |    |    |    |   |   |

**REMODELING**

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

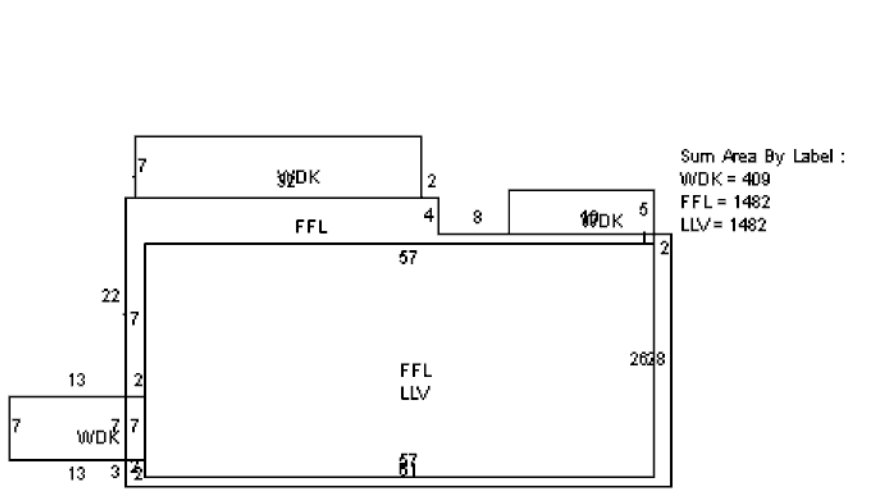
**RES BREAKDOWN**

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1       | 9   | 5   | 1  |
| Totals  |     |     |    |
| 1       | 9   | 5   |    |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ          | Date    | Sale Price  |
|-------------------|-----------|--------------|---------|-------------|
| WtAv\$/SQ:        |           | AvRate:      | Ind.Val | 959921.7842 |
| Juris. Factor:    |           | Val/Su Fin:  | 140.85  |             |
| Special Features: | 0         | Val/Su Net:  | 111.41  |             |
| Final Total:      | 375800    | Val/Su SzAd: | 253.58  |             |

**SKETCH**



**SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | 1ST FLOOR   | 1,482      | 111.910   | 165,844      |      |
| LLV                | LOWR LEVEL  | 1,482      | 123.100   | 182,429      |      |
| WDK                | WOOD DECK   | 409        | 17.730    | 7,253        |      |
| FFL                | 1ST FLOOR   |            |           |              |      |
| Net Sketched Area: |             | 3,373      | Total:    |              |      |
| Size Ad            | 1482        | Gross Area | 3373      | FinArea      | 2668 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| LLV      | 100    | FLA     | 80     | A  | 0     |

**IMAGE**



|         |                   |       |                         |        |       |
|---------|-------------------|-------|-------------------------|--------|-------|
| More: N | Total Yard Items: | 7,600 | Total Special Features: | Total: | 7,600 |
|---------|-------------------|-------|-------------------------|--------|-------|