



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KIRK KATHERINE R
Owner 2:	GEFTER MALCOLM L
Owner 3:	
Street 1:	46 BAKER BRIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3105 Type:

PREVIOUS OWNER

Owner 1:	Gefter - Malcolm L
Owner 2:	-
Street 1:	46 Baker Bridge Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 5.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		3.233		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									96,990						97,000	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									180						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	633,600		5.100	897,200	1,530,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 366.13						/Parcel: 340.50	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	775,100	0	5.1	897,200	1,672,300	1,672,300	Year End Roll	9/26/2019
2019	101	FV	732,800	0	5.1	894,000	1,626,800	1,626,800	Create Final value 2019	6/4/2019
2018	101	FV	732,800	0	5.1	894,000	1,626,800	1,626,800	Year End Roll	9/28/2017
2017	101	FV	717,500	0	5.1	894,000	1,611,500	1,611,500	Year End Roll	9/29/2016
2016	101	FV	696,600	0	5.1	842,000	1,538,600	1,538,600	Year End Roll	1/14/2016
2015	101	FV	671,500	0	5.1	786,800	1,458,300	1,458,300	Year End	10/2/2014
2014	101	FV	628,500	5300	5.1	777,200	1,411,000	1,411,000	Year End Roll	1/23/2014
2013	101	FV	617,900	5300	5.1	757,200	1,380,400	1,380,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Gefter, Malcolm	60528-216		11/20/2012	FAMILY		1	No	No		
DUFFY JAMES E I	21996-256		5/1/1992		690000		No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/25/2016	6333	ROOF	16,665	C				Strip & re-roof ex
10/27/2014	5948	WDK	11,966	C	11/14/2014			replace deck on 2n
9/28/1999	1812	MANUAL	30,000	C	4/17/2000			gazebo 4/17/00 1
9/16/1998	1528	RENOVATI	47,000	C	2/20/1999			
7/23/1998	1470	GARAGE	150,000	C	2/20/1999			2/20/99 75% finish
12/15/1992	183	RENO-ADD	139,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
4/17/2000	MEAS/EXT INS	611	
5/29/1999	MEAS+INSPCTD	602	
10/7/1995	MEAS+INSPCTD	606	
6/9/1994	FIELDREV CHG	600	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 2 - 2, (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: .

BATH FEATURES

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

COMMENTS

1998 New septic & well added for garage/apt (workshop).

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating: .

GENERAL INFORMATION

Table with general info: Grade: B+ - GOOD (+), Year Blt: 1957, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

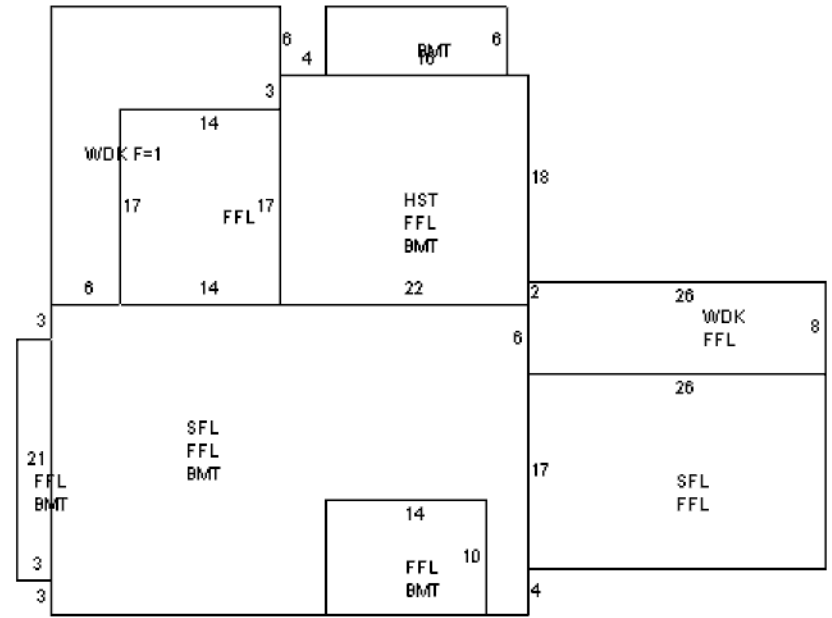
CONDO INFORMATION

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

RESIDENTIAL GRID

Table with residential grid details: 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: 8 BRs: 4 Baths: 2 HB: 2.

SKETCH



REMODELING

Table with remodeling details: Exterior: , Interior: 1992, Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 8, 4.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: E - EXTNSIVE, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: , 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: , Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good, 15.%, Functional: , Economic: , Special: , Override: , Total: 15.2%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 94.00, Size Adj.: 0.89350635, Const Adj.: 1.01999998, Adj \$ / SQ: 85.669, Other Features: 67000, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 747193, Depreciation: 113573, Depreciated Total: 633620.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 0.00000, Juris. Factor, Val/Su Fin: 151.54, Special Features: 0, Val/Su Net: 101.69, Final Total: 633600, Val/Su SzAdj: 151.54.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Totals: Net Sketched Area: 6,231, Total: 399,995, Size Ad: 4181, Gross Area: 6624, FinArea: 4181.

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Table with 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.

PARCEL ID

142 12 0

IMAGE



AssessPro Patriot Properties, Inc

05/29/2015

Summary table: More: N, Total Yard Items: , Total Special Features: , Total: .