

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		BAKER FARM, LINCOLN

OWNERSHIP

Owner 1:	WALDEN WOODS PROJECT		
Owner 2:			
Owner 3:			
Street 1:	44 BAKER FARM		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:		Type:	

NARRATIVE DESCRIPTION

This parcel contains 11.105 ACRES of land mainly classified as CHARITY with a ECLECTIC Building built about 1900, having primarily STUCCO Exterior and 11861 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 1 HalfBath, 22 Rooms, and 8 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	14.04	1.00	R6									1,123,200						1,123,200	
905	CHARITY		4.53335		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									204,001						204,000	
905	CHARITY		4.7348		ACRES	CONS RESTR	0.2	0	45,000.	0.20	R6									42,613						42,600	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	11.105	3,419,700	17,000	1,369,800	4,806,500
Total Card	11.105	3,419,700	17,000	1,369,800	4,806,500
Total Parcel	11.105	6,831,200	17,000	1,369,800	8,218,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		405.24	/Parcel: 489.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV	6,042,800	15900	11.105	1,271,800	7,330,500		Year End Roll	12/2/2024
2024	905	FV	5,597,900	15900	11.105	1,164,400	6,778,200		Year end	11/9/2023
2023	905	FV	5,597,900	15900	11.105	1,144,400	6,758,200	6,758,200	Year end	11/3/2022
2022	905	FV	5,033,100	21000	11.105	1,086,000	6,140,100	6,140,100	Year End Roll	10/19/2021
2021	905	FV	5,349,900	21000	11.105	1,124,400	6,495,300	6,495,300	Year End Roll	10/15/2020
2020	905	FV	5,643,200	21000	11.105	1,084,400	6,748,600	6,748,600	Year End Roll	9/26/2019
2019	905	FV	5,864,100	21000	11.105	1,059,600	6,944,700	6,944,700	Create Final va	6/4/2019
2018	905	FV	5,864,100	21000	11.105	1,059,600	6,944,700	6,944,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS, JOHN + P	24715-572		7/20/1994	INVOLV CHARI	1,100,000	No	No		NOW TAX EXEMPT
JOHN + PETER AD	24147-223		1/10/1994	FAMILY		1	No	No	EACH HALF INTEREST
HERBERT GOODWIN	12491-556		8/1/1973		150,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2016	6452	MANUAL	3,000	C				Sheet metal work f
3/3/1999	1652	SHED		C	5/29/1999			
7/1/1997	1220	RENOVATI	100,000	C				
11/16/1995	858-95	NEW HOME	1,600,000	C	7/16/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
5/29/1999	MEAS/EXT INS	602	
7/16/1997	MEAS+INSPCTD	600	
10/26/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 42.5 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:

CivilDistrict:

Ratio:

**PRINT**

Date	Time
09/26/25	16:07:38

**LAST REV**

Date	Time
01/25/25	09:25:52

apro 1282

Parcel ID 137 8 0

!1282!

