

137

8

0

Map

Lot

Sublot

Building

Unit

2 of 2

CARD

CONDOS

Town Of Lincoln

APPRaised: 3,411,500 / 8,218,000
 USE VALUE: 3,411,500 / 8,218,000
 ASSESSED: 3,411,500 / 8,218,000



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		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
Postal:	01773	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 11.105 ACRES of land mainly classified as CHARITY with a LIBRARY Building built about 1997, having primarily BRICK VENR Exterior and 4927 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

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		0		SQUARE FE	PRIME SITE		0	0.	0.00	R6																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	0.000	3,411,500			3,411,500
Total Card	0.000	3,411,500			3,411,500
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:		692.41	/Parcel: 489.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 6	Total:		SpI Credit		Total:	
--------------	---------	--------------	---	-------------	-------------	---------------	-----------	--------	--	------------	--	--------	--

