

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

PREVIOUS OWNER

Owner 1:	ADAMS THOMAS B TR -
Owner 2:	ADAMS FAMILY TRUST II -
Street 1:	37 BAKER FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3005

NARRATIVE DESCRIPTION

This parcel contains 4.793 ACRES of land mainly classified as CHARITY with a ANTIQUE Building built about 1900, having primarily BRICK Exterior and 6424 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 18 Rooms, and 6 Bdrms.

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	13.03	1.00	R5									1,042,400						1,042,400	
905	CHARITY		1.47676		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									51,687						51,700	
905	CHARITY		1.48		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									10,360						10,400	Cons Restr

Total AC/HA:	4.79331	Total SF/SM:	208797	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 5	Total:	1,104,447	SpI Credit		Total:	1,104,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	4.793	1,146,300	27,400	1,104,500	2,278,200
Total Card 4.793 1,146,300 27,400 1,104,500 2,278,200					
Total Parcel 4.793 1,146,300 27,400 1,104,500 2,278,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		354.64	/Parcel: 354.64

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV	1,077,100	25500	4.793	1,074,100	2,176,700		Year End Roll	12/2/2024
2024	905	FV	1,057,000	25500	4.793	1,045,200	2,127,700		Year end	11/9/2023
2023	905	FV	883,000	25500	4.793	893,200	1,801,700	1,801,700	Year end	11/3/2022
2022	905	FV	767,500	25600	4.793	821,200	1,614,300	1,614,300	Year End Roll	10/19/2021
2021	905	FV	801,500	25600	4.793	853,200	1,680,300	1,680,300	Year End Roll	10/15/2020
2020	905	FV	815,100	25600	4.793	853,200	1,693,900	1,693,900	Year End Roll	9/26/2019
2019	905	FV	759,900	25600	4.793	850,000	1,635,500	1,635,500	Create Final va	6/4/2019
2018	905	FV	759,900	25600	4.793	850,000	1,635,500	1,635,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS THOMAS B	44569-552		1/31/2005	INVOLV CHARI	2,200,000	No	No		
ADAMS, THOMAS B	25938-191		12/29/1995	CONVENIENC		No	No		
ADAMS RAMELLE C	20564-155		5/29/1990	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/1996	944-96	RENOVATI	33,000	C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2022	INSPECTED	5	TB
6/24/1997	MEAS+INSPCTD	602	
10/26/1995	MEAS+INSPCTD	607	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	42 9 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:	

Parcel ID 137 10 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 !1289!
 PRINT Date Time 09/26/25 16:08:09
 LAST REV Date Time 01/06/22 12:13:17
 apro 1289

