Map	Lot	Sublot	Building	Unit	CARD
137	11	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,614,100	/	1,614,100
USE VALUE:	1,614,100	/	1,614,100
ASSESSED:	1,614,100	/	1,614,100

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

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:	WALDEN WOODS PROJECT -
Owner 2:	-
Street 1:	44 BAKER FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.02 ACRES of land mainly classified as CHARITY with a CONVENT`NL Building built about 1900, having primarily BRICK Exterior and 4415 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	2.020	565,300		1,048,800	1,614,100
Total Card	2.020	565,300		1,048,800	1,614,100
Total Parcel	2.020	565,300		1,048,800	1,614,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.58 | /Parcel: 365.58

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	11/20/24

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 137 11 0

!1290!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV	491,600	0	2.02	1,018,400	1,510,000		Year End Roll	12/2/2024
2024	905	FV	481,100	0	2.02	997,500	1,478,600		Year end	11/9/2023
2023	905	FV	477,600	0	2.02	845,500	1,323,100	1,323,100	Year end	11/3/2022
2022	905	FV	405,100	0	2.02	773,500	1,178,600	1,178,600	Year End Roll	10/19/2021
2021	905	FV	351,400	0	2.02	805,500	1,156,900	1,156,900	Year End Roll	10/15/2020
2020	905	FV	325,000	0	2.02	805,500	1,130,500	1,130,500	Year End Roll	9/26/2019
2019	905	FV	324,500	0	2.02	802,300	1,126,800	1,126,800	Create Final va	6/4/2019
2018	905	FV	324,500	0	2.02	802,300	1,126,800	1,126,800	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:08:15

LAST REV

Date	Time
01/25/25	08:57:14
apro	

PAT ACCT. 1290

USER DEFINED

Prior Id # 1:	42 9 1
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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALDEN WOODS PR	49000-145		2/16/2007	INVOLV CHARI	1	No	No		
ADAMS PETER B,	49000-141		2/16/2007	INVOLV CHARI	1,350,000	No	No		
ADAMS PETER B T	48155-459		9/13/2006	FAMILY	100	No	No		
ADAMS PETER & S	47253-172		1/26/2006		1	No	No		
ADAMS PETER B T	46439-205		11/8/2005	CONVENIENC	99	No	No		
ADAMS PETER B,	44569-530		1/31/2005	CONVENIENC	1	No	No		
ADAMS PETER B,	44569-528		1/31/2005	CONVENIENC	1	No	No		TRANSFER OF 1604 SQ FT
ADAMS PETER B,	43394-579		7/29/2004	CONVENIENC	1	No	No		TRANSFER OF 1980 SQ FT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/1997	1256	MANUAL	5,000	C	7/1/2001			5/23/00 foundation
4/7/1995	686-95	RENOVATI	133,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
5/25/2007	MEAS/EXT INS	616	D MANZELLO
5/23/2000	MEAS/EXT INS	611	
5/29/1999	MEAS/EXT INS	602	
2/20/1999	MEAS/EXT INS	602	
2/28/1998	MEAS+INSPCTD	602	
12/26/1995	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
905	CHARITY		0.183		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									6,405						6,400	

Total AC/HA:	2.01955	Total SF/SM:	87972	Parcel LUC:	905	CHARITY	Prime NB Desc	RES CAT 5	Total:	1,048,805	Spl Credit		Total:	1,048,800

EXTERIOR INFORMATION

Type:	22 - CONVENT`NL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	7 - BRICK		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	2 - SLATE		
Color:			
View / Desir:			

BATH FEATURES

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

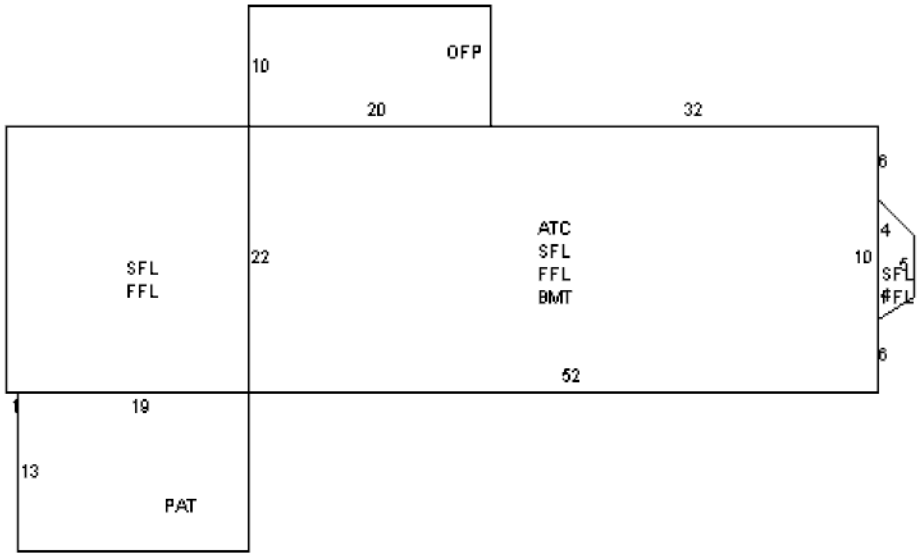
OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

LOT LINE RUNS THRU HSE SEE 42-9-0 .

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

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	RMs:	6	BRs:	3	Baths:	2	HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	4 - RADIANT HW		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:	D - DESIGN	25.	%
Economic:			%
Special:			%
Override:			%
	Total:	43.38	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.93668330
Const Adj.:	1.09107900
Adj $ / SQ:	153.299
Other Features:	43183
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	998437
Depreciation:	433122
Depreciated Total:	565315

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	871209.5334

Juris. Factor:		Before Depr:	222.28
Special Features:	0	Val/Su Net:	109.81
Final Total:	565300	Val/Su SzAd	175.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,607	153.300	246,352
SFL	2ND FLOOR	1,607	153.300	246,352
BMT	BASEMENT	1,144	81.440	93,168
ATC	ATTIC	343	153.300	52,612
PAT	PATIO	247	14.980	3,700
OFP	OPEN PORCH	200	16.050	3,210

Net Sketched Area:	5,148			Total:	645,394
Size Ad	3214	Gross Area	5949	FinArea	4415

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

137 11 0

IMAGE

AssessPro Patriot Properties, Inc