



Patriot
Properties Inc.

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:	

NARRATIVE DESCRIPTION

This Parcel contains 11.105 ACRES of land mainly classified as CHARITY with a(n) ECLECTIC Building Built about 1900, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 22 Rooms, and 8 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 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	11.19	1.000	R6									895,200						895,200	
905	CHARITY		4.53335		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									136,001						136,000	
905	CHARITY		4.7348		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R6									28,409						28,400	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	2,910,300	21,000	11.105	1,059,600	3,990,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 336.47						/Parcel: 413.67	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV	5,864,100	21000	11.105	1,059,600	6,944,700	6,944,700	Year End Roll	9/28/2017
2017	905	FV	5,569,300	21000	11.105	1,059,600	6,649,900	6,649,900	Year End Roll	9/29/2016
2016	905	FV	5,398,400	21000	11.105	1,033,200	6,452,600	6,452,600	Year End Roll	1/14/2016
2015	905	FV	5,266,600	21000	11.105	969,200	6,256,800	6,256,800	Year End	10/2/2014
2014	905	FV	5,204,100	21000	11.105	956,400	6,181,500	6,181,500	Year End Roll	1/23/2014
2013	905	FV	5,141,600	21000	11.325	933,700	6,096,300	6,096,300	Year End Roll	10/25/2012
2012	905	FV	5,002,300	21000	11.325	845,700	5,869,000	5,869,000	Year End	1/26/2012
2011	905	FV	5,277,000	21000	11.325	892,100	6,190,100	6,190,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ADAMS, JOHN + P	24715-572		7/20/1994	INVOLV CHARI	1100000	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		150000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	7/26/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/1999	MEAS/EXT INS	602	D TUCKER
7/16/1997	MEAS+INSPCTD	600	PA
10/26/1995	MEAS+INSPCTD	607	D KEARLY

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

