

Town Of Lincoln



Patriot
 Properties Inc.

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(n) ANTIQUE Building Built about 1900, Having Primarily BRICK Exterior and SLATE Roof Cover, with 3 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 18 Rooms, and 6 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	9.96	1.000	R5									796,800						796,800	
905	CHARITY		1.47676		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									44,303						44,300	
905	CHARITY		1.48		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									8,880						8,900	Cons Restr

Total AC/HA:	4.79331	Total SF/SM:	208796.59	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 5	Total:	849,983	SpI Credit	Total:	850,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	759,900	25,600	4.793	850,000	1,635,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 254.59						/Parcel: 254.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV	759,900	25600	4.793	850,000	1,635,500	1,635,500	Year End Roll	9/28/2017
2017	905	FV	753,400	25600	4.793	850,000	1,629,000	1,629,000	Year End Roll	9/29/2016
2016	905	FV	732,300	25600	4.793	798,000	1,555,900	1,555,900	Year End Roll	1/14/2016
2015	905	FV	687,700	25600	4.793	742,800	1,456,100	1,456,100	Year End	10/2/2014
2014	905	FV	655,800	25600	4.793	733,200	1,414,600	1,414,600	Year End Roll	1/23/2014
2013	905	FV	636,700	25600	4.833	714,400	1,376,700	1,376,700	Year End Roll	10/25/2012
2012	905	FV	636,700	25600	4.833	938,400	1,600,700	1,600,700	Year End	1/26/2012
2011	905	FV	690,900	25600	4.833	998,700	1,715,200	1,715,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ADAMS THOMAS B	44569-552		1/31/2005	INVOLV CHARI	2200000	No	No			
ADAMS, THOMAS B	25938-191		12/29/1995	CONVENIENC	0	No	No			
ADAMS RAMELLE C	20564-155		5/29/1990	FAMILY	0	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/1997	MEAS+INSPCTD	602	D TUCKER
10/26/1995	MEAS+INSPCTD	607	D KEARLY
7/1/1987	INSPECTED	601	PAUL MARSH

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:	

PRINT

Date	Time
10/02/18	17:21:43

LAST REV

Date	Time
04/04/13	10:46:21
apro	1289

EXTERIOR INFORMATION

Type:	1	- ANTIQUE
Sty Ht:	1	- 1
(Liv) Units:	3	Total: 3
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:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)
Year Blt:	1900	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		
Partition:	T	- TYPICAL
Prim Floors:	2	- SOFTWOOD
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

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
3	GARAGE	D	Y	1	1425	A	AV	1910	36.00	T	60	905			20,500			20,500
10	POOL I-C	M	Y	1	50X6	A	AV	1973	25.67	B	34	905			5,100			5,100

More: N

Total Yard Items: 25,600

Total Special Features:

Total: 25,600

BATH FEATURES

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

OTHER FEATURES

Kits:	3	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

DEPRECIATION

Phys Cond:	AV	- Average	34%
Functional:			
Economic:			
Special:			
Override:			
Total:			34%

CALC SUMMARY

Basic \$ / SQ:	99.00
Size Adj.:	0.83223683
Const Adj.:	1.11290061
Adj \$ / SQ:	91.694
Other Features:	83500
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1151406
Depreciation:	391478
Depreciated Total:	759928

COMMENTS

LOT LINE GOES THRU HSE SEE 42-9-1 .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	3								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	s:	18	BR:	6	Baths:	3	HB	1			

REMODELING

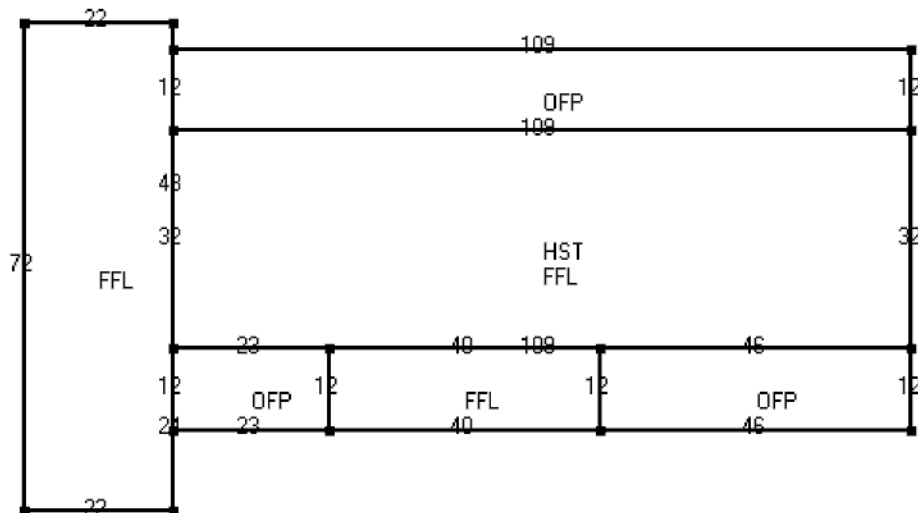
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	6	2	1
Totals			
3	18	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			Ind.Val:	0.00000
Juris. Factor:			Val/Su Fin:	118.29
Special Features:	0		Val/Su Net:	80.57
Final Total:	759900		Val/Su SzAd:	104.15

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	5,552	91.690	509,082	
OFF	OPEN PORCH	2,136	15.000	32,040	
HST	HALF STORY	1,744	73.350	127,931	
Net Sketched Area:		9,432	Total:	669,053	
Size Ad	7296	Gross Area	11176	FinArea	6424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50	A	0

IMAGE*AssessPro* Patriot Properties, Inc