

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		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:	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(n) CONVENT'NL Building Built about 1900, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Infru	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		0.183		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									5,490						5,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	324,500		2.020	802,300	1,126,800
Total Card		324,500	2.020	802,300	1,126,800
Total Parcel		324,500	2.020	802,300	1,126,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 255.21		/Parcel: 255.21	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV	324,500	0	2.02	802,300	1,126,800	1,126,800	Year End Roll	9/28/2017
2017	905	FV	308,300	0	2.02	802,300	1,110,600	1,110,600	Year End Roll	9/29/2016
2016	905	FV	297,400	0	2.02	750,300	1,047,700	1,047,700	Year End Roll	1/14/2016
2015	905	FV	284,700	0	2.02	695,100	979,800	979,800	Year End	10/2/2014
2014	905	FV	281,500	0	2.02	685,500	967,000	967,000	Year End Roll	1/23/2014
2013	905	FV	275,100	0	2.02	665,500	940,600	940,600	Year End Roll	10/25/2012
2012	905	FV	275,100	0	2.02	685,500	960,600	960,600	Year End	1/26/2012
2011	905	FV	284,700	0	2.02	731,900	1,016,600	1,016,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WALDEN WOODS PR	49000-145		2/16/2007	INVOLV CHARI		1	No	No
ADAMS PETER B,	49000-141		2/16/2007	INVOLV CHARI	1350000		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
ADAMS PETER B,	43394-579		7/29/2004	CONVENIENC		1	No	No

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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
5/25/2007	MEAS/EXT INS	616	D MANZELLO
5/23/2000	MEAS/EXT INS	611	P MULHERN
5/29/1999	MEAS/EXT INS	602	D TUCKER
2/20/1999	MEAS/EXT INS	602	D TUCKER
2/28/1998	MEAS+INSPCTD	602	D TUCKER
12/26/1995	MEAS+INSPCTD	606	J SMITH
8/25/1995	PERMIT VISIT	606	J SMITH
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

