



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 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	12.	1.000	R6									960,000						960,000	
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	2,670,700	21,000	11.105	1,124,400	3,816,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 321.74						/Parcel: 386.90	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	905	FV	5,643,200	21000	11.105	1,084,400	6,748,600	6,748,600	Year End Roll	9/26/2019
2019	905	FV	5,864,100	21000	11.105	1,059,600	6,944,700	6,944,700	Create Final value 2019	6/4/2019
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

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	
7/16/1997	MEAS+INSPCTD	600	
10/26/1995	MEAS+INSPCTD	607	

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

EXTERIOR INFORMATION

Type:	10 - ECLECTIC	
Sty Ht:	2T - 2T	
(Liv) Units:	1	Total: 2
Foundation:	3 - BRK OR STN	
Frame:	1 - WOOD	
Prime Wall:	6 - STUCCO	
Sec Wall:	8 - BRICK VEN	50%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		
Partition:	E - EXTNSIVE	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	2 - SOFTWOOD	50%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	1 - EXTENSIVE	
Insulation:	3 - EXTENSIVE	
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
5	GARAGE/2S	D	Y	1	567	G	AV	1997	40.00	T	18	905			18,600			18,600
2	SHED/FR	D	Y	1	10x16	G	VG	1999	18.75	T	20	905			2,400			2,400

More: **N** Total Yard Items: 21,000 Total Special Features: 486,800 Total: 507,800

BATH FEATURES

Full Bath:	6	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:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	12	Rating:	AVERAGE
WSFlue:	3	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	EX - Excellent	7.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7%

CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	0.80058599
Const Adj.:	1.02999592
Adj \$ / SQ:	70.091
Other Features:	114500
Grade Factor:	2.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2871752
Depreciation:	201023
Depreciated Total:	2670730

COMMENTS

INC 42-4-1(.47A),42-4-2 (.37A),42-6-4(.319A)
PLAN#596 6/26/96DOC#1006 5/15/01 CHANGED NAME TO WALDEN WOODS PROJECT.

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	RM	S	B	B	B	B	B	B	B	B	B	B
Totals	RM	S	B	B	B	B	B	B	B	B	B	B
Totals	RM	S	B	B	B	B	B	B	B	B	B	B
Totals	RM	S	B	B	B	B	B	B	B	B	B	B

REMODELING

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

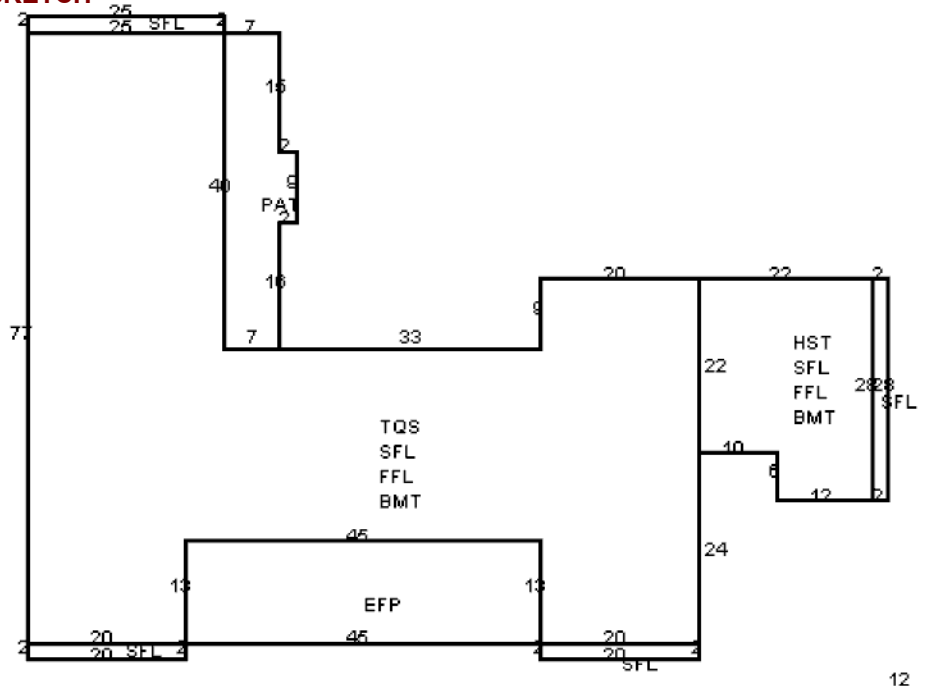
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	22	8	
Totals			
1	22	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	4,482	70.090	314,148	
BMT	BASEMENT	4,296	17.520	75,278	
FFL	1ST FLOOR	4,296	70.090	301,111	
TQS	3/4 STORY	2,805	70.090	196,605	
EFP	ENCL PORCH	585	36.000	21,060	
PAT	PATIO	298	7.000	2,086	
HST	HALF STORY	278	70.090	19,485	
Net Sketched Area:		17,040	Total:	929,773	
Size Ad	11861	Gross Area	18253	FinArea	11861

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

