

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 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	10.	1.000	R5									800,000						800,000	
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	801,500	25,600	4.793	853,200	1,680,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 261.57						/Parcel: 261.57	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	905	FV	815,100	25600	4.793	853,200	1,693,900	1,693,900	Year End Roll	9/26/2019
2019	905	FV	759,900	25600	4.793	850,000	1,635,500	1,635,500	Create Final value 2019	6/4/2019
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

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	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	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	
10/26/1995	MEAS+INSPCTD	607	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

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
10/22/20	16:42:07

LAST REV

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

apro  
1289

