



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 0  |        | 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:  | ADAMS - F DOUGLAS |
| Owner 2:  | -                 |
| Street 1: | 19 GRANVILLE RD   |
| Twn/City: | LINCOLN           |
| St/Prov:  | MA Cntry          |
| Postal:   | 01773             |

**NARRATIVE DESCRIPTION**

This Parcel contains 3.7 ACRES of land mainly classified as CHARITY

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descip      | %   | Item    | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| Z          | R1   | Residential | 100 | U       |      |        |
| 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     |          | 1.84        |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R5    |            |           |        |   |        |   |        |   | 55,200          |           |   |           |        |      | 55,200    | Unbuildable |
| 905      | CHARITY     |          | 1.86        |                    | ACRES     | UNDEV       | 0.2       | 0          | 30,000.    | 0.200 | R5    |            |           |        |   |        |   |        |   | 11,160          |           |   |           |        |      | 11,200    | Wetland     |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                         | Land Size | Land Value   | Total Value | Legal Description |
|-------------------------|----------------|------------------------------------|-----------|--------------|-------------|-------------------|
| 905                     |                |                                    | 3.700     | 66,400       | 66,400      |                   |
| Total Card              |                |                                    | 3.700     | 66,400       | 66,400      | Entered Lot Size  |
| Total Parcel            |                |                                    | 3.700     | 66,400       | 66,400      | Total Land:       |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: N/A |           | /Parcel: N/A |             | Land Unit Type:   |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 905 | FV  |            | 0         | 3.7       | 66,400     | 66,400      | 66,400        | Year End Roll           | 10/15/2020 |
| 2020   | 132 | FV  |            | 0         | 5.663     | 78,100     | 78,100      | 78,100        | Year End Roll           | 9/26/2019  |
| 2019   | 132 | FV  |            | 0         | 5.663     | 78,100     | 78,100      | 78,100        | Create Final value 2019 | 6/4/2019   |
| 2018   | 132 | FV  |            | 0         | 5.663     | 78,100     | 78,100      | 78,100        | Year End Roll           | 9/28/2017  |
| 2017   | 132 | FV  |            | 0         | 5.663     | 78,100     | 78,100      | 78,100        | Year End Roll           | 9/29/2016  |
| 2016   | 132 | FV  |            | 0         | 5.663     | 78,100     | 78,100      | 78,100        | Year End Roll           | 1/14/2016  |
| 2015   | 132 | FV  |            | 0         | 5.663     | 78,100     | 78,100      | 78,100        | Year End                | 10/2/2014  |
| 2014   | 132 | FV  |            | 0         | 5.663     | 78,100     | 78,100      | 78,100        | Year End Roll           | 1/23/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code    | Sale Price | V     | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|-------|-----|-------|-----------------|-------|
| ADAMS,F DOUGLAS | 73994-117 |      | 1/15/2020  | INVOLV CHARI | 480,000    | No    | No  |       |                 |       |
| ADAMS THOMAS B  | 40838-533 |      | 9/11/2003  | CONVENIENC   |            | 1 Yes | No  |       |                 |       |
| ADAMS, THOMAS B | 25938-191 |      | 12/29/1995 | CONVENIENC   |            | Yes   | No  |       |                 |       |
| ADAMS RAMELLE C | 20564-155 |      | 5/29/1990  | FAMILY       |            | No    | No  |       |                 |       |

**BUILDING PERMITS**

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
|      |        |        |        |     |            |          |           |         |

**ACTIVITY INFORMATION**

| Date | Result | By | Name |
|------|--------|----|------|
|      |        |    |      |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

