

Town Of Lincoln



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 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	10.5	1.000	R5									840,000						840,000	
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
905	883,000	25,500	4.793	893,200	1,801,700
Total Card	883,000	25,500	4.793	893,200	1,801,700
Total Parcel	883,000	25,500	4.793	893,200	1,801,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		280.46	/Parcel: 280.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	905	FV	767,500	25600	4.793	821,200	1,614,300	1,614,300	Year End Roll	10/19/2021
2021	905	FV	801,500	25600	4.793	853,200	1,680,300	1,680,300	Year End Roll	10/15/2020
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ADAMS THOMAS B	44569-552		1/31/2005	INVOLV CHARI	2,200,000	No	No	
ADAMS, THOMAS B	25938-191		12/29/1995	CONVENIENC		No	No	
ADAMS RAMELLE C	20564-155		5/29/1990	FAMILY		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
1/6/2022	INSPECTED	5	TB
6/24/1997	MEAS+INSPCTD	602	
10/26/1995	MEAS+INSPCTD	607	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.79331	Total SF/SM:	208796.59	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 5	Total:	893,183	SpI Credit:		Total:	893,200
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