



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	Descp	%	Item	Code	Descp
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						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: N/A						/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2013	132	FV		0	5.663	78,100	78,100	78,100	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,F DOUGLAS	73994-117		1/15/2020	INVOLV CHARI	480000	No	No			
ADAMS THOMAS B	40838-533		9/11/2003	CONVENIENC		1 Yes	No			
ADAMS, THOMAS B	25938-191		12/29/1995	CONVENIENC		0 Yes	No			
ADAMS RAMELLE C	20564-155		5/29/1990	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

USER DEFINED

Prior Id # 1:	42 8 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	16:42:01

LAST REV

Date	Time
03/16/20	11:04:27

