

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BAKER FARM, LINCOLN

OWNERSHIP

Owner 1:	FERRIS CYNTHIA G
Owner 2:	
Owner 3:	
Street 1:	19 BAKER FARM ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LANGTON TR - JANE G
Owner 2:	-
Street 1:	9 BAKER FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3005

NARRATIVE DESCRIPTION

This parcel contains 1.42 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1780, having primarily CLAPBOARD Exterior and 3628 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
101	ONE FAM		61855		SQUARE FE	PRIME SITE		0	13.03	1.21	R5									971,469						971,500	

Total AC/HA:	1.42000	Total SF/SM:	61855	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	971,469	SpI Credit	Total:	971,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.420	179,500	11,100	971,500	1,162,100
Total Card 1.420 179,500 11,100 971,500 1,162,100					
Total Parcel 1.420 179,500 11,100 971,500 1,162,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		320.31	/Parcel: 320.31

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	169,800	10400	1.42	943,100	1,123,300		Year End Roll	12/2/2024
2024	101	FV	167,300	10400	1.42	924,500	1,102,200		Year end	11/9/2023
2023	101	FV	166,100	10400	1.42	782,800	959,300	959,300	Year end	11/3/2022
2022	101	FV	128,900	10400	1.42	715,700	855,000	855,000	Year End Roll	10/19/2021
2021	101	FV	122,600	10400	1.42	745,600	878,600	878,600	Year End Roll	10/15/2020
2020	101	FV	229,200	10400	1.42	745,600	985,200	985,200	Year End Roll	9/26/2019
2019	101	FV	217,000	10400	1.42	742,600	970,000	970,000	Create Final va	6/4/2019
2018	101	FV	216,200	10400	1.42	742,600	969,200	969,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGTON TR,JANE	73544-141		10/29/2019		880,000	No	No		
LANGTON JANE G,	28206-590		2/23/1998	CONVENIENC	99	No	No		
JANE LANGTON, T	27024-111		1/29/1997	CONVENIENC	100	No	No		
WILLIAM/JANE LA	20455-152		3/29/1990	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2023	R-23-0030	BARN	150,000	O				Structural repairs
6/24/2010	4495	MANUAL	26,000	C				repair chimney and

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2022	INSPECTED	5	TB
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/2/2008	MEAS+INSPCTD	25	D ERSKINE
12/9/2004	M&L COMPLETE	615	
10/26/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	42 13 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:	
CivilDistrict:	
Ratio:	

!1278!

PRINT

Date	Time
09/26/25	16:07:10

LAST REV

Date	Time
04/27/23	14:09:44

blakeley
1278

PAT ACCT.

