



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LANGTON TR JANE G
Owner 2:	
Owner 3:	BAKER FARM RD REALTY TRUST
Street 1:	9 BAKER FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3005 Type:

PREVIOUS OWNER

Owner 1:	LANGTON 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(n) COLONIAL Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 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
101	ONE FAM		61855		SQUARE FE	PRIME SITE		0	9.96	1.205	R5									742,583						742,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	217,000	10,400	1.420	742,600	970,000
Total Card	217,000	10,400	1.420	742,600	970,000
Total Parcel	217,000	10,400	1.420	742,600	970,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		267.36	/Parcel: 267.36

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	02/20/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	216,200	10400	1.42	742,600	969,200	969,200	Year End Roll	9/28/2017
2017	101	FV	210,100	10400	1.42	742,600	963,100	963,100	Year End Roll	9/29/2016
2016	101	FV	206,100	10400	1.42	694,100	910,600	910,600	Year End Roll	1/14/2016
2015	101	FV	204,000	10400	1.42	642,700	857,100	857,100	Year End	10/2/2014
2014	101	FV	189,800	10400	1.42	633,700	833,900	833,900	Year End Roll	1/23/2014
2013	101	FV	185,800	10400	1.42	615,100	811,300	811,300	Year End Roll	10/25/2012
2012	101	FV	189,800	10400	1.42	613,700	813,900	813,900	Year End	1/26/2012
2011	101	FV	193,900	10400	1.42	655,100	859,400	859,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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	0	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2010	4495	MANUAL	26,000	C				repair chimney and

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/2/2008	MEAS+INSPCTD	25	D ERSKINE
12/9/2004	M&L COMPLETE	615	D VELUTTI
10/26/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.42000	Total SF/SM:	61855.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	742,583	Spl Credit	Total:	742,600
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