



**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(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	Descip	%	Item	Code	Descip
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	9.6	1.205	R5									715,742						715,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	128,900	10,400	1.420	715,700	855,000
Total Card	128,900	10,400	1.420	715,700	855,000
Total Parcel	128,900	10,400	1.420	715,700	855,000
Source: Market Adj Cost	Total Value per SQ unit /Card: 235.67		/Parcel: 235.67		

**Legal Description**

Entered Lot Size  
 Total Land:  
 Land Unit Type:

**User Acct**

0  
 GIS Ref  
 GIS Ref  
 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
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 value 2019	6/4/2019
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	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	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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	
10/26/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

