

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	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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
101	ONE FAM		61855		SQUARE FE	PRIME SITE		0	10.5	1.205	R5									782,843						782,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	166,100	10,400	1.420	782,800	959,300		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 264.42						/Parcel: 264.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 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

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	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
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



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:	

