



**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:						
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	10.	1.205	R5									745,565						745,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	122,600	10,400	1.420	745,600	878,600
Total Card		122,600	10,400	1.420	745,600
Total Parcel		122,600	10,400	1.420	745,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 242.17		/Parcel: 242.17	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2013	101	FV	185,800	10400	1.42	615,100	811,300	811,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LANGTON TR,JANE	73544-141		10/29/2019		880000	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	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	
10/26/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**EXTERIOR INFORMATION**

Type:	6 - COLONIAL		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	%		
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1780	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**BATH FEATURES**

Full Bath:	3	Rating:	FAIR
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	FAIR

**OTHER FEATURES**

Kits:	2	Rating:	FAIR
A Kits:		Rating:	
Frpl:	8	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	FR - Fair	51.0%
Functional:	P - XS DPR	50.0%
Economic:		%
Special:		%
Override:		%
Total:		75.5%

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	0.91538036
Const Adj.:	1.00979996
Adj \$ / SQ:	87.813
Other Features:	71125
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	500508
Depreciation:	377884
Depreciated Total:	122625

**COMMENTS**

HILLSIDE VIEW JOHN BILLING HOUSE.

**RESIDENTIAL GRID**

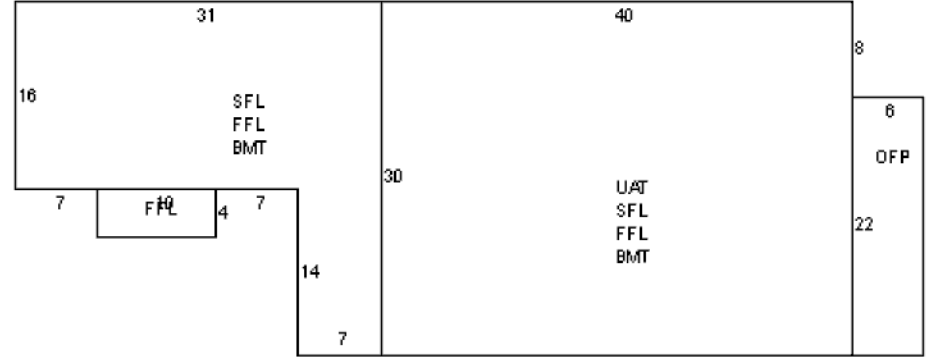
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RM:	12	BR:	5	Bath:	3	HB:						

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,834	87.810	161,050	
BMT	BASEMENT	1,794	21.950	39,384	
SFL	2ND FLOOR	1,794	87.810	157,537	
UAT	UNF ATTIC	180	87.810	15,806	
OFP	OPEN PORCH	132	15.000	1,980	
Net Sketched Area:		5,734	Total:	375,757	
Size Ad	3628	Gross Area	6754	FinArea	3628

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	BARN/LFT	D	Y	1	925	A	PR	1780	45.00	M	75	101			10,400			10,400

**PARCEL ID**

137 15 0

More:	N	Total Yard Items:	10,400	Total Special Features:		Total:	10,400
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