

22 TOPPANS LN – Stephen P. Holmes House

**Location**

22 TOPPANS LN

MBLU

39/ 41/ 10/ /

Owner

BAKER RICHARD B & JOANNE C TRS

Assessment

\$2,063,000

PID

101372

Building Count

1

Current Value**Assessment**

Valuation Year	Improvements	Land	Total
2026	\$1,548,500	\$514,500	\$2,063,000

Owner of Record

Owner BAKER RICHARD B & JOANNE C TRS
Co-Owner BAKER 2024 NOMINEE TRUST
Address 22 TOPPANS LN
NEWBURYPORT, MA 01950
Sale Price \$0
Certificate
Book & Page D657314/

Sale Date 03/11/2025
Instrument 1F

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BAKER RICHARD B & JOANNE C TRS	\$0		D657314/	1F	03/11/2025
BAKER RICHARD B	\$1,100,000		D587929/	00	11/13/2017
HOLMES STEPHEN P TRS	\$325,000		D387019/	00	10/04/2001

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 4,015

Building Attributes

Field	Description
Style:	Colonial
Model	Residential
Grade:	Above Avg +10

Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall	
Roof Structure:	Gambrel
Roof Cover	Asph/F GlS/Cmp
Interior Wall1	Plastered
Interior Wall	
Interior Flr	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	3
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout

Extra Features Legend

Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1.00 UNITS	\$4,200	1
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$3,500	1
KIT	EXTRA KITCHEN	1.00 UNITS	\$3,500	1

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.66
Depth

Assessed Value \$514,500

Outbuildings

Outbuildings Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			144.00 S.F.	\$700	1

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$1,460,100	\$481,100	\$1,941,200
2024	\$1,418,100	\$437,600	\$1,855,700
2023	\$1,147,200	\$380,600	\$1,527,800

History of the House

Architecture: Gambrel, Vernacular

Year built: 2002

History

Stephen P. Holmes purchased the property in 2001. Constructed the new building and completed it in 2002. It was then sold to Richard B. Baker in 2017 who then transferred it into the Richard B. Baker & Joanne C Baker Trust in 2025.

Property purchase cost: \$325,000

Sold in 2017: \$1,100,000.