

119

52

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

853,400 /

853,400

ASSESSed:

853,400 /

853,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		JUNIPER RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	FITZGERALD TR DEREK J
Owner 2:	FITZGERALD TR ELEANOR
Owner 3:	FITZGERALD FAMILY REVOC TRUST
Street 1:	12 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1506 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD DEREK J -
Owner 2:	FITZGERALD ELEANOR M -
Street 1:	12 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1506

NARRATIVE DESCRIPTION

This parcel contains .785 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1936, having primarily WOOD SHING Exterior and 2201 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		30492		SQUARE FE	PRIME SITE		0	7.25	2.14	R1									472,321						472,300	
101	ONE FAM		0.085		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									2,975						3,000	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.785	377,500	600	475,300	853,400
Total Card	0.785	377,500	600	475,300	853,400
Total Parcel	0.785	377,500	600	475,300	853,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		387.73	/Parcel: 387.73

Legal Description	User Acct
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
2025	101	FV	334,300	600	.785	448,000	782,900		Year End Roll	12/2/2024
2024	101	FV	328,200	600	.785	439,100	767,900		Year end	11/9/2023
2023	101	FV	326,100	600	.785	458,600	785,300	785,300	Year end	11/3/2022
2022	101	FV	280,700	900	.785	415,000	696,600	696,600	Year End Roll	10/19/2021
2021	101	FV	261,300	900	.785	360,900	623,100	623,100	Year End Roll	10/15/2020
2020	101	FV	245,000	900	.785	312,100	558,000	558,000	Year End Roll	9/26/2019
2019	101	FV	249,100	900	.785	298,400	548,400	548,400	Create Final va	6/4/2019
2018	101	FV	249,100	900	.785	298,400	548,400	548,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD DERE	54869-5		6/23/2010	FAMILY	100	No	No		
STANWOOD BOLTON	11412-362		10/1/1967		33,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2023	R-23-0043	WINDOWS	23,249	C				Remove & replace 7
11/4/2011	4924	WINDOWS	3,945	C				replace 2 wind-no
4/16/2010	4424	WINDOWS	2,806	C				
4/29/2009	4172	ROOF		C				strip & re-roof
9/29/2005	3283	RENOVATI	10,000	C				breezeway & new do
1/4/2000	1865	RENOVATI	7,500	C	6/4/2000			bathroom 6/4/00
10/31/1997	1294	SHED		C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	EXTRIOR ONLY	6	JN
10/25/2011	MEAS+INSPECTD	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	
6/4/2000	MEAS+INSPECTD	611	
3/17/1998	MEAS/EXT INS	602	
2/7/1996	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	29 11 1
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:	
CivilDistrict:	
Ratio:	

