Total Card / Total Parcel
APPRAISED: 1,422,500 / 1,422,500
USE VALUE: 1,422,500 / 1,422,500
ASSESSED: 1,422,500 / 1,422,500

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.085	814,500		608,000	1,422,500
Total Card	1.085	814,500		608,000	1,422,500
Total Parcel	1.085	814,500		608,000	1,422,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.25 | /Parcel: 337.25

Legal Description

User Acct 0

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 05/22/14

!1074!

OWNERSHIP
Unit #:

Owner 1:	KROUK-GORDON TR DAFNA
Owner 2:	
Owner 3:	LESTER GORDON REVOC TR 2009
Street 1:	20 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-1506	Type:	

PREVIOUS OWNER

Owner 1:	KROUK GORDON DAFNA TR -
Owner 2:	-
Street 1:	20 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-1506

NARRATIVE DESCRIPTION

This parcel contains 1.085 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1977, having primarily WOOD Exterior and 4218 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PREVIOUS ASSESSMENT

Parcel ID 119 55 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	728,100	0	1.085	601,800	1,329,900		Year End Roll	12/2/2024
2024	101	FV	719,800	0	1.085	589,700	1,309,500		Year end	11/9/2023
2023	101	FV	619,900	0	1.085	555,100	1,175,000	1,175,000	Year end	11/3/2022
2022	101	FV	519,400	0	1.085	503,300	1,022,700	1,022,700	Year End Roll	10/19/2021
2021	101	FV	462,000	0	1.085	434,300	896,300	896,300	Year End Roll	10/15/2020
2020	101	FV	454,100	0	1.085	441,200	895,300	895,300	Year End Roll	9/26/2019
2019	101	FV	440,500	0	1.085	316,200	756,700	756,700	Create Final va	6/4/2019
2018	101	FV	440,500	0	1.085	316,200	756,700	756,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:45:51

LAST REV

Date	Time
12/18/24	13:04:11

apro

SALES INFORMATION

TAX DISTRICT | **PAT ACCT.** 1074

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KROUK GORDON DA	54263-301		2/5/2010	FAMILY	1	No	No		
LESTER GORDON	24249-31		2/8/1994	FAMILY	1	No	No		PUT IN A TRUST
ROBERT PEARMAIN	12741-306		12/20/1974		19,000	No	No		

USER DEFINED

Prior Id # 1:	29 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:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2013	5536	RENOVATI	70,000	C	5/22/2014			remodel kit
6/25/2004	2960	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	EXTRIOR ONLY	6	JN
5/22/2014	MEAS/EXT INS	25	D ERSKINE
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/15/2003	ABATE-INSPEC	600	
11/9/2002	M&L COMPLETE	615	
2/7/1996	ENTRY DENIED	606	

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

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE	0		8.76	1.59	R2									605,034						605,000	
101	ONE FAM		0.085		ACRES	EXCESS ACRE	0		35,000.	1.00	R2									2,975						3,000	ROW

| Total AC/HA: 1.08500 | Total SF/SM: 47263 | Parcel LUC: 101 | ONE FAM | Prime NB Desc RES CAT 2 | Total: 608,009 | Spl Credit | Total: 608,000 |

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	1977 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
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: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AG - Avg-Good	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.2	%

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.94047618
Const Adj.:	1.01999998
Adj $ / SQ:	160.201
Other Features:	79726
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1020626
Depreciation:	206166
Depreciated Total:	814460

COMMENTS

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	RMs: 9			BRs: 3		Baths: 3			HB 1			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 709629.5731
Juris. Factor:		Before Depr:	232.29
Special Features:	0	Val/Su Net:	157.00
Final Total:	814500	Val/Su SzAd	258.57

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,890	160.200	302,779
BMT	BASEMENT	1,780	64.080	114,063
SFL	2ND FLOOR	1,260	160.200	201,853
WDK	WOOD DECK	258	21.160	5,459

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	0

Net Sketched Area:	5,188	Total:	624,154
Size Ad	3150 Gross Area	5188 FinArea	4218

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119 55 0

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

More: N	Total Yard Items:	Total Special Featues:	Total: