

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHAW ROBERT M
Owner 2:	SMART CAROLINE
Owner 3:	
Street 1:	19 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1502 Type:

PREVIOUS OWNER

Owner 1:	HUANG - CHI-CHENG
Owner 2:	HUANG - KRISTIN
Street 1:	19 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1502

NARRATIVE DESCRIPTION

This parcel contains 1.285 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1940, having primarily WOOD SHING Exterior and 2846 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 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		52272		SQUARE FE	PRIME SITE		0	8.76	1.37	R2									627,931						627,900	
101	ONE FAM		0.085		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									2,975						3,000	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.285	730,500		630,900	1,361,400
Total Card		1.285	730,500	630,900	1,361,400
Total Parcel		1.285	730,500	630,900	1,361,400
Source:		Market Adj Cost	Total Value per SQ unit /Card: 478.44		/Parcel: 478.44

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date

12/17/24

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	688,900	5100	1.285	624,500	1,318,500		Year End Roll	12/2/2024
2024	101	FV	665,700	5100	1.285	611,900	1,282,700		Year end	11/9/2023
2023	101	FV	586,900	5100	1.285	576,100	1,168,100	1,168,100	Year end	11/3/2022
2022	101	FV	502,800	5100	1.285	522,300	1,030,200	1,030,200	Year End Roll	10/19/2021
2021	101	FV	488,600	5100	1.285	450,600	944,300	944,300	Year End Roll	10/15/2020
2020	101	FV	441,500	5100	1.285	457,800	904,400	904,400	Year End Roll	9/26/2019
2019	101	FV	442,900	5100	1.285	442,700	890,700	890,700	Create Final va	6/4/2019
2018	101	FV	442,900	5100	1.285	442,700	890,700	890,700	Year End Roll	9/28/2017

Parcel ID 119 58 0

!1075!

PRINT

Date	Time
09/26/25	15:45:59

LAST REV

Date	Time
12/18/24	13:06:57

apro 1075

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUANG,CHI-CHENG	69187-242		4/25/2017		995,000	No	No		
GILL,JATINDER S	62011-85		6/13/2013		937,500	No	No		
PYLE ALEXANDER	53996-491		12/15/2009		556,000	No	No		
WOOD WENDY L,	50440-486		12/7/2007		590,000	No	No		
WOOD, RONALD F.	26772-424		10/25/1996	CONVIENEC		1	No		
RICHARD EATON	12827-349		7/9/1975		63,000	No	No		

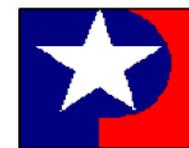
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2024	R-24-0060	ROOF	27,058	C				29 sf of roof repl
2/27/2014	5659	FINISH B	15,000	C	3/23/2017			media room in bmt
5/26/2011	4741	RENOVATI		C	6/11/2012			construct addition
12/2/2010	4620	WINDOWS	12,785	C				replace 12win,2pic
7/29/2010	4536	RENOVATI	6,000	C	6/11/2012			adding 40sqft of f
6/10/2010	4481	RENOVATI	65,000	C	6/11/2012			convert porch into
5/6/2010	4446	DEMOLITI	6,500	C	7/28/2010			demo rear deck and
2/5/2010	4381	RENOVATI	12,000	C	6/11/2012			raise ext wall to
1/20/2010	4372	RENOVATI	10,000	C	6/11/2012			reno existing cabi

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	INSPECTED	6	JN
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/11/2012	MEAS/EXT INS	25	D ERSKINE
7/13/2011	MEAS/EXT INS	25	D ERSKINE
7/28/2010	MEAS+INSPCTD	25	D ERSKINE
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/11/2003	ABATE-INSPEC	600	
2/7/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	29 14 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:	

