

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HERBSTMAN BENJAMIN J
Owner 2:	HERBSTMAN CONNIE S
Owner 3:	
Street 1:	11 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1502 Type:

PREVIOUS OWNER

Owner 1:	BIREDDY - DEEPTI
Owner 2:	THIRUVALLUR - VENKATADRI E
Street 1:	11 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1502

NARRATIVE DESCRIPTION

This parcel contains 1.185 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1955, having primarily CLAPBOARD Exterior and 2459 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		47916		SQUARE FE	PRIME SITE		0	7.25	1.47	R1									510,217						510,200	
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	1.185	638,700	3,400	513,200	1,155,300
Total Card 1.185 638,700 3,400 513,200 1,155,300					
Total Parcel 1.185 638,700 3,400 513,200 1,155,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 469.86		/Parcel: 469.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	588,300	3200	1.185	483,700	1,075,200		Year End Roll	12/2/2024
2024	101	FV	581,700	3200	1.185	474,100	1,059,000		Year end	11/9/2023
2023	101	FV	502,700	3200	1.185	495,200	1,001,100	1,001,100	Year end	11/3/2022
2022	101	FV	431,800	4300	1.185	448,100	884,200	884,200	Year End Roll	10/19/2021
2021	101	FV	384,900	4300	1.185	389,700	778,900	778,900	Year End Roll	10/15/2020
2020	101	FV	378,500	4300	1.185	336,900	719,700	719,700	Year End Roll	9/26/2019
2019	101	FV	367,300	4300	1.185	322,100	693,700	693,700	Create Final va	6/4/2019
2018	101	FV	367,300	4300	1.185	322,100	693,700	693,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIREDDY,DEEPTI	75151-327		7/17/2020		863,000	No	No		
VET TR,MARIA F	63736-530		6/11/2014		745,000	No	No		
VET MARIA F,	42113-397		2/26/2004	CONVENIENC	10	No	No		
VET MARIA	22986-110		3/16/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2004	2970	DEMOLITI		C				deck

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	INSPECTED	6	JN
10/25/2011	MEAS+INSPCTD	25	D ERSKINE
4/19/2005	MEAS/EXT INS	600	
2/7/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	29 16 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:	

