



Patriot
Properties Inc.

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FOSTER TR CANDACE
Owner 2:	CANDACE F FOSTER 2021 REV TRST
Owner 3:	
Street 1:	9 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FOSTER - CANDACE
Owner 2:	-
Street 1:	9 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.085 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1940, having primarily CLAPBOARD Exterior and 2317 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		43560		SQUARE FE	PRIME SITE		0	7.25	1.59	R1									500,742						500,700	
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	1.085	349,900	200	503,700	853,800
Total Card 1.085 349,900 200 503,700 853,800					
Total Parcel 1.085 349,900 200 503,700 853,800					
Source: Market Adj Cost		Total Value per SQ unit /Card:		368.49	/Parcel: 368.49

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	332,500	200	1.085	474,700	807,400		Year End Roll	12/2/2024
2024	101	FV	328,200	200	1.085	465,400	793,800		Year end	11/9/2023
2023	101	FV	326,100	200	1.085	486,100	812,400	812,400	Year end	11/3/2022
2022	101	FV	288,900	300	1.085	439,800	729,000	729,000	Year End Roll	10/19/2021
2021	101	FV	285,700	300	1.085	382,500	668,500	668,500	Year End Roll	10/15/2020
2020	101	FV	283,500	300	1.085	330,700	614,500	614,500	Year End Roll	9/26/2019
2019	101	FV	268,100	300	1.085	316,200	584,600	584,600	Create Final va	6/4/2019
2018	101	FV	265,000	300	1.085	316,200	581,500	581,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOSTER,CANDACE	79004-408		10/27/2021	CONVENIENC		1	No	No	
RIDICK CHRISTOP	51700-41		9/19/2008		585,000	No	No		
BARNET JANE,	37434-4		12/20/2002	FAMILY	455,000	No	No		
MCCUNE WILLIAM	27764-306		10/14/1997	FAMILY	250,000	No	No		
RAVI GULATI	12864-689		9/10/1975		67,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2005	3203	RENOVATI	50,000	C				kitchen & bath
3/13/2000	1889	MANUAL		C	6/12/2001			sunroom 6/19/00 40
11/19/1997	1307	RENOVATI	5,000	C	6/13/1998			ADD KIT TO SEC 14

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
3/10/2009	MEAS+INSPCTD	100	
6/13/2006	PERMIT VISIT	615	
12/13/2003	MEAS/EXT INS	615	
12/10/2003	ABATE-INSPEC	600	
11/15/2002	M&L EXTERIOR	615	
6/19/2000	MEAS+INSPCTD	611	
6/13/1998	MEAS+INSPCTD	602	
3/23/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

