

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|---------------------------|
| 7 | | JUNIPER RIDGE RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | TRYDER MICHAEL J |
| Owner 2: | TRYDER MAUREEN |
| Owner 3: | |
| Street 1: | 7 JUNIPER RIDGE RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1502 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains 1.685 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1935, having primarily WOOD SHING Exterior and 2066 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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 | | 69696 | | SQUARE FE | PRIME SITE | | 0 | 7.25 | 1.10 | R1 | | | | | | | | | 557,589 | | | | | | 557,600 | |
| 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 | 1.685 | 328,500 | | 560,600 | 889,100 |
| Total Card | | 1.685 | 328,500 | 560,600 | 889,100 |
| Total Parcel | | 1.685 | 328,500 | 560,600 | 889,100 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 430.35 | | /Parcel: 430.35 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 311,100 | 0 | 1.685 | 528,300 | 839,400 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 306,900 | 0 | 1.685 | 517,900 | 824,800 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 304,700 | 0 | 1.685 | 541,000 | 845,700 | 845,700 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 267,500 | 0 | 1.685 | 489,400 | 756,900 | 756,900 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 255,400 | 0 | 1.685 | 425,600 | 681,000 | 681,000 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 253,300 | 0 | 1.685 | 367,900 | 621,200 | 621,200 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 240,600 | 0 | 1.685 | 351,800 | 592,400 | 592,400 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 237,900 | 0 | 1.685 | 351,800 | 589,700 | 589,700 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| S. EDWARD LEONA | 18057-445 | | 4/24/1987 | | 245,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| 11/14/2014 | 5960 | MANUAL | 12,000 | C | | | | SHEET METAL WORK T |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/30/2018 | MEAS+INSPCTD | 622 | K Cuoco |
| 9/28/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 12/30/2003 | ABATE-INSPEC | 600 | |
| 11/9/2002 | M&L COMPLETE | 615 | |
| 5/14/1996 | MEAS+INSPCTD | 606 | |
| 2/7/1996 | ENTRY DENIED | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 29 18 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: | |

!1079!

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 15:46:29 |

LAST REV

| Date | Time |
|----------|----------|
| 07/23/18 | 16:26:53 |

apro 1079

