

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BENSON JANET S
Owner 2:	BENSON PETER F
Owner 3:	PETERS SALLY MUNROE
Street 1:	4 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1506 Type:

PREVIOUS OWNER

Owner 1:	BENSON - JANET S
Owner 2:	BENSON - PETER F
Street 1:	4 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1506

NARRATIVE DESCRIPTION

This parcel contains .805 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1932, having primarily WOOD SHING Exterior and 1813 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 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		31363		SQUARE FE	PRIME SITE		0	7.25	2.09	R1									474,214						474,200	
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	0.805	274,300		477,200	751,500
Total Card 0.805 274,300 477,200 751,500					
Total Parcel 0.805 274,300 477,200 751,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 414.51		/Parcel: 414.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	257,300	0	.805	449,700	707,000		Year End Roll	12/2/2024
2024	101	FV	255,900	0	.805	440,800	696,700		Year end	11/9/2023
2023	101	FV	224,200	0	.805	460,500	684,700	684,700	Year end	11/3/2022
2022	101	FV	197,000	0	.805	416,600	613,600	613,600	Year End Roll	10/19/2021
2021	101	FV	188,600	0	.805	362,300	550,900	550,900	Year End Roll	10/15/2020
2020	101	FV	169,300	0	.805	313,300	482,600	482,600	Year End Roll	9/26/2019
2019	101	FV	164,800	0	.805	299,600	464,400	464,400	Create Final va	6/4/2019
2018	101	FV	164,800	0	.805	299,600	464,400	464,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENSON,JANET S	74946-203		6/23/2020	FAMILY		No	No		Ann Benson deceased 2017. Deed of distributi
HOME NATNL BRO	12818-47		6/3/1975		75,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS+INSPCTD	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 19 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:	

