

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARSON DOUGLAS
Owner 2:	CARSON SHAHINAZ
Owner 3:	
Street 1:	143 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LIU - JINQUAN
Owner 2:	-
Street 1:	87 LANCASTER COUNTY ROAD
Twn/City:	HARVARD
St/Prov:	MA Cntry
Postal:	01451

NARRATIVE DESCRIPTION

This Parcel contains 1.005 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
132	UNDEV		1.005		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									35,175						35,200	

Total AC/HA:	1.00500	Total SF/SM:	43778	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 2	Total:	35,175	SpI Credit		Total:	35,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.005			35,200	35,200
Total Card		1.005		35,200	35,200
Total Parcel		1.005		35,200	35,200
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	1.005	35,200	35,200		Year End Roll	12/2/2024
2024	132	FV		0	1.005	30,200	30,200		Year end	11/9/2023
2023	132	FV		0	1.005	30,200	30,200	30,200	Year end	11/3/2022
2022	132	FV		0	1.005	30,200	30,200	30,200	Year End Roll	10/19/2021
2021	132	FV		0	1.005	30,200	30,200	30,200	Year End Roll	10/15/2020
2020	130	FV		0	1.005	434,500	434,500	434,500	Year End Roll	9/26/2019
2019	130	FV		0	1.005	420,300	420,300	420,300	Create Final va	6/4/2019
2018	130	FV		0	1.005	420,300	420,300	420,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIU, JINQUAN	83128-159		8/15/2024	PVT SALE	45,000	No	No		
SCOTT, WALTER	75538-249		9/3/2020	ABUTTER SALE	50,000	No	No		
BILLINGS, PETER	72244-347		2/19/2019	PVT SALE	20,000	No	No		
BILLINGS SARAH	47758-33		7/5/2006	FAMILY		1	No	No	
BILLINGS SARAH	21925-321		4/8/1992	FAMILY			No	No	

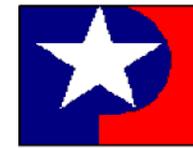
BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	30 1 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:	

!1109!

PRINT
Date Time
09/26/25 15:49:30

LAST REV
Date Time
10/01/24 10:55:00

blakeley
1109

