



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PURVIS ALSTON W
Owner 2:	CULLATY-PURVIS SUSAN
Owner 3:	
Street 1:	2 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PURVIS - ALSTON W
Owner 2:	-
Street 1:	2 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.385 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1933, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56628		SQUARE FE	PRIME SITE		0	4.54	1.289	R1									331,367						331,400	
101	ONE FAM		0.085		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									2,550						2,600	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	178,400	8,600	1.385	334,000	521,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 252.67						/Parcel: 252.67	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	178,400	8600	1.385	334,000	521,000	521,000	Year End Roll	9/28/2017
2017	101	FV	174,800	8600	1.385	334,000	517,400	517,400	Year End Roll	9/29/2016
2016	101	FV	174,800	8600	1.385	324,500	507,900	507,900	Year End Roll	1/14/2016
2015	101	FV	167,600	8600	1.385	258,100	434,300	434,300	Year End	10/2/2014
2014	101	FV	165,800	8600	1.385	247,800	422,200	422,200	Year End Roll	1/23/2014
2013	101	FV	162,200	8600	1.11	232,700	403,500	403,500	Year End Roll	10/25/2012
2012	101	FV	143,300	8600	1.11	282,000	433,900	433,900	Year End	1/26/2012
2011	101	FV	114,000	8600	1.11	315,300	437,900	437,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PURVIS,ALSTON W	65316-83		5/4/2015	CONVENIENC		1	No	No		
WESTCOTT VERNON	44484-4		1/14/2005		540000	No	No			
JOHN L. PETERSO	6726-341		11/23/1943		1210	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	D VELUTTI
2/7/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

