



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	RUSSELL MICHAEL D
Owner 2:	PIMENTAL NANCY A
Owner 3:	
Street 1:	16 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1506 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.355 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1935, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		55321		SQUARE FE	PRIME SITE		0	4.54	1.312	R1									329,587						329,600	
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	343,300		1.355	332,200	675,500		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 228.91						/Parcel: 228.91	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	343,300	0	1.355	332,200	675,500	675,500	Year End Roll	9/28/2017
2017	101	FV	337,000	0	1.355	332,200	669,200	669,200	Year End Roll	9/29/2016
2016	101	FV	332,100	0	1.355	322,700	654,800	654,800	Year End Roll	1/14/2016
2015	101	FV	319,800	0	1.355	256,700	576,500	576,500	Year End	10/2/2014
2014	101	FV	316,800	0	1.355	246,500	563,300	563,300	Year End Roll	1/23/2014
2013	101	FV	310,600	0	1.39	244,700	555,300	555,300	Year End Roll	10/25/2012
2012	101	FV	316,000	0	1.39	296,700	612,700	612,700	Year End	1/26/2012
2011	101	FV	322,300	0	1.39	331,700	654,000	654,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAROLD S. LIDDI	16799-493		2/26/1986		265000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/7/2005	3312	MANUAL	4,000	C	6/29/2006			raise ceiling in f
7/31/2001	2304	ADDITION	90,000	C	5/25/2002			2 story addition

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	J NOONE
12/29/2003	ABATE-INSPEC	600	PA
11/2/2002	M&L COMPLETE	615	D VELUTTI
5/25/2002	MEAS+INSPCTD	613	M COLE
5/11/1996	MEAS+INSPCTD	606	J SMITH
2/7/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

