



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CANCIAN TR DAVID J
Owner 2:	CANCIAN TR MARY S
Owner 3:	D AND M REVOCABLE CANCIAN TR
Street 1:	18 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1506 Type:

PREVIOUS OWNER

Owner 1:	CANCIAN - DAVID J
Owner 2:	CANCIAN - MARY S
Street 1:	18 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1506

NARRATIVE DESCRIPTION

This Parcel contains 1.155 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		46609		SQUARE FE	PRIME SITE		0	4.54	1.501	R1									317,721						317,700	
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	463,800		1.155	320,300	784,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		173.66	/Parcel:	173.66	Insp Date
						Land Unit Type:	09/16/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	463,800	0	1.155	320,300	784,100	784,100	Year End Roll	9/28/2017
2017	101	FV	455,500	0	1.155	320,300	775,800	775,800	Year End Roll	9/29/2016
2016	101	FV	444,700	0	1.155	311,200	755,900	755,900	Year End Roll	1/14/2016
2015	101	FV	432,400	0	1.155	247,500	679,900	679,900	Year End	10/2/2014
2014	101	FV	394,300	0	1.155	237,700	632,000	632,000	Year End Roll	1/23/2014
2013	101	FV	386,200	0	1.04	229,600	615,800	615,800	Year End Roll	10/25/2012
2012	101	FV	386,200	0	1.04	278,400	664,600	664,600	Year End	1/26/2012
2011	101	FV	365,100	0	1.04	311,200	676,300	676,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CANCIAN,DAVID J	64148-598		8/28/2014	CONVENIENC	10	No	No			
ROBERT MCCART	17973-54		3/27/1987		400000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
2/8/2018	6972	KITCHEN	84,000	O				Kitchen remodel

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/7/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

