



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KROUK-GORDON TR DAFNA
Owner 2:	
Owner 3:	LESTER GORDON REVOC TR 2009
Street 1:	20 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1506 Type:

PREVIOUS OWNER

Owner 1:	KROUK GORDON DAFNA TR -
Owner 2:	-
Street 1:	20 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1506

NARRATIVE DESCRIPTION

This Parcel contains 1.085 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	4.54	1.586	R1									313,569						313,600	
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	440,500		1.085	316,200	756,700		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: 179.40						/Parcel: 179.40	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	440,500	0	1.085	316,200	756,700	756,700	Year End Roll	9/28/2017
2017	101	FV	432,800	0	1.085	316,200	749,000	749,000	Year End Roll	9/29/2016
2016	101	FV	422,600	0	1.085	307,200	729,800	729,800	Year End Roll	1/14/2016
2015	101	FV	411,200	0	1.085	244,300	655,500	655,500	Year End	10/2/2014
2014	101	FV	356,800	0	1.085	234,700	591,500	591,500	Year End Roll	1/23/2014
2013	101	FV	349,200	0	1.04	229,600	578,800	578,800	Year End Roll	10/25/2012
2012	101	FV	349,200	0	1.04	278,400	627,600	627,600	Year End	1/26/2012
2011	101	FV	330,400	0	1.04	311,200	641,600	641,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KROUK GORDON DA	54263-301		2/5/2010	FAMILY		1	No	No		
LESTER GORDON	24249-31		2/8/1994	FAMILY		1	No	No		PUT IN A TRUST
ROBERT PEARMAIN	12741-306		12/20/1974		19000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2013	5536	RENOVATI	70,000	C	5/22/2014			remodel kit
6/25/2004	2960	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2014	MEAS/EXT INS	25	D ERSKINE
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/15/2003	ABATE-INSPEC	600	PA
11/9/2002	M&L COMPLETE	615	D VELUTTI
2/7/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD
Year Blt:	1977	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: **N**

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Full Bath:	3	Rating: GOOD
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: AVERAGE
A HBth:		Rating:
OthrFix:	1	Rating: AVERAGE

OTHER FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frpl:	1	Rating: AVERAGE
WSFlue:	1	Rating: AVERAGE

CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

DEPRECIATION

Phys Cond:	AV	- Average	23.%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			23.8%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.94047618
Const Adj.:	1.01999998
Adj \$ / SQ:	87.295
Other Features:	79726
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	578087
Depreciation:	137585
Depreciated Total:	440502

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RM:s	9	BR:s	3	Bath:s	3	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

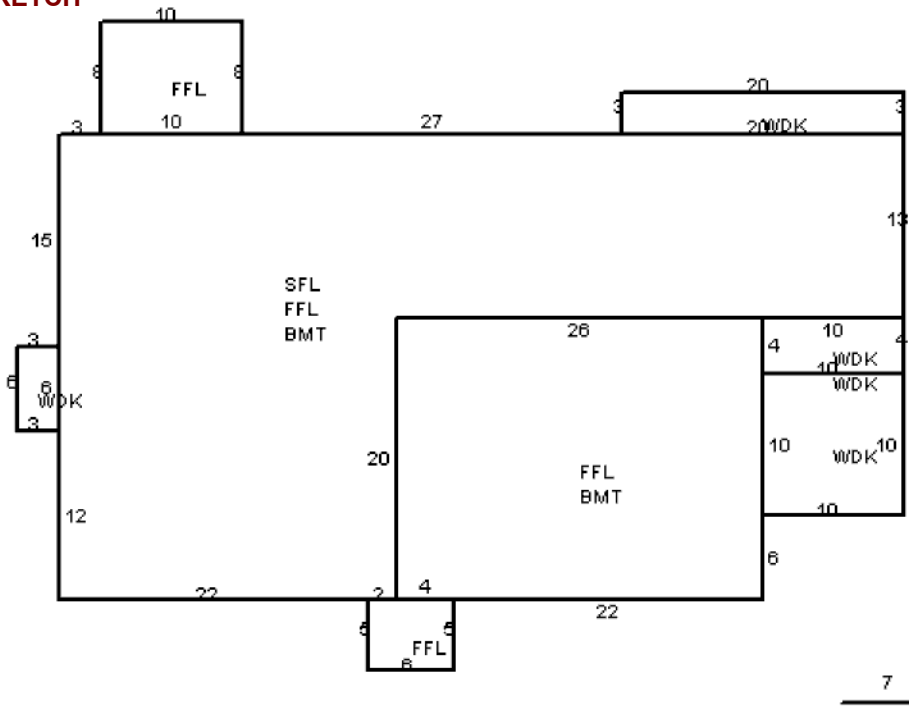
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 709629.5731
Juris. Factor:		Val/Su Fin:		104.43
Special Features:	0	Val/Su Net:		84.91
Final Total:	440500	Val/Su SzAd:		139.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,780	34.920	62,154	
FFL	1ST FLOOR	1,370	87.290	119,594	
SFL	2ND FLOOR	1,260	87.290	109,992	
FFL	1ST FLOOR	520	87.300	45,393	
WDK	WOOD DECK	258	19.770	5,102	
Net Sketched Area:		5,188	Total:	342,235	
Size Ad	3150	Gross Area	5188	FinArea	4218

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 119 55 0