



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHAW ROBERT M
Owner 2:	SMART CAROLINE
Owner 3:	
Street 1:	19 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1502 Type:

PREVIOUS OWNER

Owner 1:	HUANG - CHI-CHENG
Owner 2:	HUANG - KRISTIN
Street 1:	19 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1502

NARRATIVE DESCRIPTION

This Parcel contains 1.285 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 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:						
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52272		SQUARE FE	PRIME SITE		0	6.14	1.371	R2									440,125						440,100	
101	ONE FAM		0.085		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									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	442,900	5,100	1.285	442,700	890,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 313.02						/Parcel: 313.02	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	442,900	5100	1.285	442,700	890,700	890,700	Year End Roll	9/28/2017
2017	101	FV	416,100	5100	1.285	429,800	851,000	851,000	Year End Roll	9/29/2016
2016	101	FV	411,300	5100	1.285	429,800	846,200	846,200	Year End Roll	1/14/2016
2015	101	FV	397,200	5100	1.285	364,600	766,900	766,900	Year End	10/2/2014
2014	101	FV	241,400	5100	1.285	243,500	490,000	490,000	Year End Roll	1/23/2014
2013	101	FV	236,400	5100	1.17	235,300	476,800	476,800	Year End Roll	10/25/2012
2012	101	FV	210,400	5100	1.36	295,100	510,600	510,600	Year End	1/26/2012
2011	101	FV	203,800	5100	1.36	329,900	538,800	538,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUANG,CHI-CHENG	69187-242		4/25/2017		995000	No	No			
GILL,JATINDER S	62011-85		6/13/2013		937500	No	No			
PYLE ALEXANDER	53996-491		12/15/2009		556000	No	No			
WOOD WENDY L,	50440-486		12/7/2007		590000	No	No			
WOOD, RONALD F.	26772-424		10/25/1996	CONVENIENC	1	No	No			
RICHARD EATON	12827-349		7/9/1975		63000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/27/2014	5659	FINISH B	15,000	C	5/20/2014			media room in bmt
5/26/2011	4741	RENOVATI		C	6/11/2012			construct addition
12/2/2010	4620	WINDOWS	12,785	C				replace 12win,2pic
7/29/2010	4536	RENOVATI	6,000	C	6/11/2012			adding 40sqft of f
6/10/2010	4481	RENOVATI	65,000	C	7/28/2010			convert porch into
5/6/2010	4446	DEMOLITI	6,500	C	7/28/2010			demo rear deck and
2/5/2010	4381	RENOVATI	12,000	C	7/28/2010			raise ext wall to
1/20/2010	4372	RENOVATI	10,000	C	6/11/2012			reno existing cabi

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/11/2012	MEAS/EXT INS	25	D ERSKINE
7/13/2011	MEAS/EXT INS	25	D ERSKINE
7/28/2010	MEAS+INSPCTD	25	D ERSKINE
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/11/2003	ABATE-INSPEC	600	PA
2/7/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

