



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WYATT PETER W
Owner 2:	
Owner 3:	
Street 1:	15 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1502 Type:

**PREVIOUS OWNER**

Owner 1:	WYATT PETER W -
Owner 2:	WYATT JANICE B -
Street 1:	15 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1502

**NARRATIVE DESCRIPTION**

This Parcel contains 1.185 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1974, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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		47916		SQUARE FE	PRIME SITE		0	4.54	1.469	R1									319,502						319,500	
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	283,500		1.185	322,100	605,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 310.88						/Parcel: 310.88	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	283,500	0	1.185	322,100	605,600	605,600	Year End Roll	9/28/2017
2017	101	FV	279,000	0	1.185	322,100	601,100	601,100	Year End Roll	9/29/2016
2016	101	FV	276,700	0	1.185	313,000	589,700	589,700	Year End Roll	1/14/2016
2015	101	FV	269,800	0	1.185	248,900	518,700	518,700	Year End	10/2/2014
2014	101	FV	251,600	0	1.185	239,100	490,700	490,700	Year End Roll	1/23/2014
2013	101	FV	247,000	0	1.09	231,800	478,800	478,800	Year End Roll	10/25/2012
2012	101	FV	247,000	0	1.22	287,800	534,800	534,800	Year End	1/26/2012
2011	101	FV	227,300	0	1.22	321,700	549,000	549,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WYATT PETER W,	37394-343		12/17/2002	CONVENIENC		1	No	No		
ANTHONY C. PLAT	13540-221		9/15/1978		112000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/10/2016	6425	ROOF	33,234	C				Strip and re-roof
1/2/2015	5985	MANUAL	11,000	C	1/15/2015			Reconstruct interi
12/23/2010	4637	RENOVATI	18,000	C				replace existing w
10/27/2010	4592	RENOVATI	27,000	C				replace/modify 8 w
10/6/2009	4293	RENOVATI	37,000	C	1/8/2010			bth & closet reno;
5/21/2004	2927	RENOVATI	81,000	C	5/14/2005			laund, bth, stairw

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/28/2010	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	D VELUTTI
11/9/2002	M&L COMPLETE	615	D VELUTTI
2/7/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

