



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIREDDY DEEPTI
Owner 2:	THIRUVALLUR VENKATADRI E
Owner 3:	
Street 1:	11 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1502 Type:

PREVIOUS OWNER

Owner 1:	VET TR - MARIA F
Owner 2:	-
Street 1:	11 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 1955, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		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	367,300	4,300	1.185	322,100	693,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 282.13						/Parcel: 282.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	367,300	4300	1.185	322,100	693,700	693,700	Year End Roll	9/28/2017
2017	101	FV	361,000	4300	1.185	322,100	687,400	687,400	Year End Roll	9/29/2016
2016	101	FV	352,600	4300	1.185	313,000	669,900	669,900	Year End Roll	1/14/2016
2015	101	FV	254,100	4300	1.185	248,900	507,300	507,300	Year End	10/2/2014
2014	101	FV	251,600	4300	1.185	239,100	495,000	495,000	Year End Roll	1/23/2014
2013	101	FV	246,500	4300	1.08	231,400	482,200	482,200	Year End Roll	10/25/2012
2012	101	FV	254,300	0	1.2	286,700	541,000	541,000	Year End	1/26/2012
2011	101	FV	232,900	0	1.2	320,600	553,500	553,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VET TR, MARIA F	63736-530		6/11/2014		745000	No	No			
VET MARIA F,	42113-397		2/26/2004	CONVENIENC	10	No	No			
VET MARIA	22986-110		3/16/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/8/2004	2970	DEMOLITI		C				deck

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS+INSPCTD	25	D ERSKINE
4/19/2005	MEAS/EXT INS	600	PA
2/7/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

