



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FOSTER CANDACE
Owner 2:	
Owner 3:	
Street 1:	9 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RIDICK CHRISTOPHER J -
Owner 2:	-
Street 1:	9 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.085 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1940, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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		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	268,100	300	1.085	316,200	584,600		0				
							GIS Ref				
							GIS Ref				
Total Card					268,100	300	1.085	316,200	584,600	Entered Lot Size	
Total Parcel					268,100	300	1.085	316,200	584,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			252.31	/Parcel:	252.31	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	265,000	300	1.085	316,200	581,500	581,500	Year End Roll	9/28/2017
2017	101	FV	258,500	300	1.085	316,200	575,000	575,000	Year End Roll	9/29/2016
2016	101	FV	254,100	300	1.085	307,200	561,600	561,600	Year End Roll	1/14/2016
2015	101	FV	251,900	300	1.085	244,300	496,500	496,500	Year End	10/2/2014
2014	101	FV	236,600	300	1.085	234,700	471,600	471,600	Year End Roll	1/23/2014
2013	101	FV	232,200	300	.98	227,100	459,600	459,600	Year End Roll	10/25/2012
2012	101	FV	236,600	300	1.17	285,200	522,100	522,100	Year End	1/26/2012
2011	101	FV	215,900	300	1.17	318,800	535,000	535,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RIDICK CHRISTOP	51700-41		9/19/2008		585000	No	No			
BARNET JANE,	37434-4		12/20/2002	FAMILY	455000	No	No			
MCCUNE WILLIAM	27764-306		10/14/1997	FAMILY	250000	No	No			
RAVI GULATI	12864-689		9/10/1975		67000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/10/2005	3203	RENOVATI	50,000	C				kitchen & bath
3/13/2000	1889	MANUAL		C	6/12/2001			sunroom 6/19/00 40
11/19/1997	1307	RENOVATI	5,000	C	6/13/1998			ADD KIT TO SEC 14

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
3/10/2009	MEAS+INSPCTD	100	B MORGAN
6/13/2006	PERMIT VISIT	615	D VELUTTI
12/13/2003	MEAS/EXT INS	615	D VELUTTI
12/10/2003	ABATE-INSPEC	600	PA
11/15/2002	M&L EXTERIOR	615	D VELUTTI
6/19/2000	MEAS+INSPCTD	611	P MULHERN
6/13/1998	MEAS+INSPCTD	602	D TUCKER
3/23/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

