



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TRYDER MICHAEL J
Owner 2:	TRYDER MAUREEN
Owner 3:	
Street 1:	7 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1502 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.685 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1935, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		69696		SQUARE FE	PRIME SITE		0	4.54	1.103	R1									349,166						349,200	
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
101	240,600		1.685	351,800	592,400
Total Card	240,600		1.685	351,800	592,400
Total Parcel	240,600		1.685	351,800	592,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		286.74	/Parcel: 286.74

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	237,900	0	1.685	351,800	589,700	589,700	Year End Roll	9/28/2017
2017	101	FV	231,500	0	1.685	351,800	583,300	583,300	Year End Roll	9/29/2016
2016	101	FV	227,300	0	1.685	341,800	569,100	569,100	Year End Roll	1/14/2016
2015	101	FV	225,200	0	1.685	271,800	497,000	497,000	Year End	10/2/2014
2014	101	FV	210,300	0	1.685	261,000	471,300	471,300	Year End Roll	1/23/2014
2013	101	FV	206,100	0	1.61	254,200	460,300	460,300	Year End Roll	10/25/2012
2012	101	FV	210,300	0	1.55	305,000	515,300	515,300	Year End	1/26/2012
2011	101	FV	214,600	0	1.55	341,000	555,600	555,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
S. EDWARD LEONA	18057-445		4/24/1987		245000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2014	5960	MANUAL	12,000	C				SHEET METAL WORK T

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/30/2018	MEAS+INSPCTD	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/30/2003	ABATE-INSPEC	600	PA
11/9/2002	M&L COMPLETE	615	D VELUTTI
5/14/1996	MEAS+INSPCTD	606	J SMITH
2/7/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

