



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BENSON ANN D
Owner 2:	
Owner 3:	
Street 1:	4 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1506 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .805 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1932, Having Primarily WOOD SHING 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	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		31363		SQUARE FE	PRIME SITE		0	4.54	2.086	R1									296,956						297,000	
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	164,800		0.805	299,600	464,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 256.15						/Parcel: 256.15	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	164,800	0	.805	299,600	464,400	464,400	Year End Roll	9/28/2017
2017	101	FV	161,800	0	.805	299,600	461,400	461,400	Year End Roll	9/29/2016
2016	101	FV	161,800	0	.805	291,100	452,900	452,900	Year End Roll	1/14/2016
2015	101	FV	155,900	0	.805	231,500	387,400	387,400	Year End	10/2/2014
2014	101	FV	154,400	0	.805	222,400	376,800	376,800	Year End Roll	1/23/2014
2013	101	FV	151,400	0	.88	222,700	374,100	374,100	Year End Roll	10/25/2012
2012	101	FV	151,400	0	.88	270,000	421,400	421,400	Year End	1/26/2012
2011	101	FV	154,400	0	.88	301,900	456,300	456,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOME NATNL BRO	12818-47		6/3/1975		75000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS+INSPCTD	25	D ERSKINE
12/11/2003	ABATE-INSPEC	600	PA
2/7/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

