



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FITZGERALD TR DEREK J
Owner 2:	FITZGERALD TR ELEANOR
Owner 3:	FITZGERALD FAMILY REVOC TRUST
Street 1:	12 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1506 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD DEREK J -
Owner 2:	FITZGERALD ELEANOR M -
Street 1:	12 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1506

NARRATIVE DESCRIPTION

This Parcel contains .785 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1936, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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		30492		SQUARE FE	PRIME SITE		0	4.75	2.137	R1									309,451						309,500	
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
101	245,000	900	0.785	312,100	558,000
Total Card		245,000	900	0.785	312,100
Total Parcel		245,000	900	0.785	312,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		253.52	/Parcel: 253.52

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
2019	101	FV	249,100	900	.785	298,400	548,400	548,400	Create Final value 2019	6/4/2019
2018	101	FV	249,100	900	.785	298,400	548,400	548,400	Year End Roll	9/28/2017
2017	101	FV	238,900	900	.785	298,400	538,200	538,200	Year End Roll	9/29/2016
2016	101	FV	234,800	900	.785	289,900	525,600	525,600	Year End Roll	1/14/2016
2015	101	FV	226,700	900	.785	230,600	458,200	458,200	Year End	10/2/2014
2014	101	FV	224,600	900	.785	221,500	447,000	447,000	Year End Roll	1/23/2014
2013	101	FV	220,500	900	.7	215,000	436,400	436,400	Year End Roll	10/25/2012
2012	101	FV	224,300	900	.92	272,100	497,300	497,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FITZGERALD DERE	54869-5		6/23/2010	FAMILY	100	No	No			
STANWOOD BOLTON	11412-362		10/1/1967		33500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/4/2011	4924	WINDOWS	3,945	C				replace 2 wind-no
4/16/2010	4424	WINDOWS	2,806	C				
4/29/2009	4172	ROOF		C				strip & re-roof
9/29/2005	3283	RENOVATI	10,000	C				breezeway & new do
1/4/2000	1865	RENOVATI	7,500	C	6/4/2000			bathroom 6/4/00
10/31/1997	1294	SHED		C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS+INSPCTD	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	
6/4/2000	MEAS+INSPCTD	611	
3/17/1998	MEAS/EXT INS	602	
2/7/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22 - CONVENT NL
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Structure:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

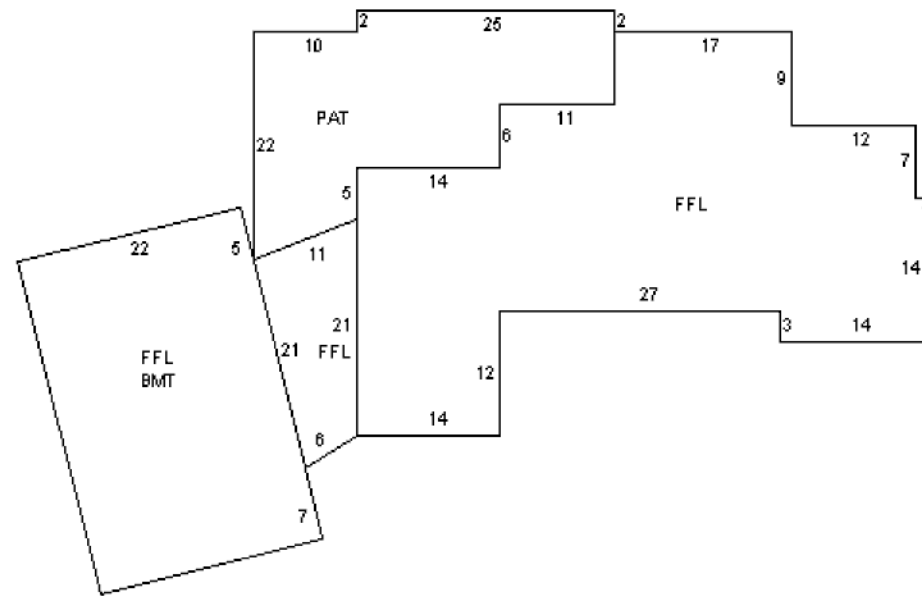
BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

COMMENTS

22X33 AREA 4RMS W/2ND KIT STOVE .

SKETCH



GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1				
Level	FY LR DR D K FR RR BR FB HB L O							
Other								
Upper								
Lvl 2								
Lvl 1								
Lower								
Totals	RMs:	10	BRs:	4	Baths:	2	HB	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	26%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	1.02260339
Const Adj.:	1.00979996
Adj \$ / SQ:	89.838
Other Features:	78020
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	331098
Depreciation:	86085
Depreciated Total:	245013

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	135000.0000
Juris. Factor:		Val/Su Fin:		111.31
Special Features:	0	Val/Su Net:		71.30
Final Total:	245000	Val/Su SzAd		111.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,201	89.840	197,734	
BMT	BASEMENT	726	22.460	16,306	
PAT	PATIO	509	7.000	3,563	
Net Sketched Area:		3,436	Total:	217,603	
Size Ad	2201	Gross Area	3436	FinArea	2201

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8X12	A	AV	1997	15.00	T	40	101			900			900