**PROPERTY LOCATION**

<table>
<thead>
<tr>
<th>No.</th>
<th>All No</th>
<th>Direction/Street/City</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td></td>
<td>JUNIPER RIDGE RD, LINCOLN</td>
</tr>
</tbody>
</table>

**OWNERSHIP**

- Owner 1: CANCIAN TR DAVID J
- Owner 2: CANCIAN TR MARY S
- Owner 3: D AND M REVOCAABLE CANCIAN TR

**PROPERTY FACTORS**

- **Cat:** 101
- **Code:** 101
- **Descip:** Residential
- **Row:** 0
- **Twn/City:** LINCOLN
- **St/Prov:** MA

**SALES INFORMATION**

- **Grantor:** CANCIAN, DAVID J
- **Legal Ref:** 64148598
- **Type:** 0
- **Date:** 8/28/2014
- **Sale Code:** CONVENIENCE
- **Sale Price:** 386,200
- **Timp:** 10/2/2014
- **Assoc PCL Value:** 400000

**BUILDING PERMITS**

- **Date:** 10/25/2012
- **Number:** 9273
- **Descip:** KITCHEN
- **Amount:** 84,000
- **C/O:** O

**IN PROCESS APPRAISAL SUMMARY**

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Building Value</th>
<th>Yard Items</th>
<th>Land Size</th>
<th>Land Value</th>
<th>Total Value</th>
<th>Legal Description</th>
<th>User Acct</th>
<th>Legal Description</th>
<th>User Acct</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>478,200</td>
<td>1.155</td>
<td>447,000</td>
<td>925,200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PREVIOUS ASSESSMENT**

- **Tax Year:** 2019
- **Use:** FV
- **Cat:** 101
- **Bid Value:** 463,800
- **Yrd Items:** 0
- **Land Size:** 1.155
- **Land Value:** 447,000
- **Total Value:** 925,200

**PREVIOUS OWNER**

- Owner 1: CANCIAN, DAVID J
- Owner 2: CANCIAN, MARY S
- Owner 3: CANCIAN TR DAVID J

**LEGAL DESCRIPTION**

This Parcel contains 1.155 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

**ACTIVITY INFORMATION**

- **Date:** 11/27/2018
- **Result:** PERMIT VISIT
- **By Name:** K Cuoco

**IN process Appraisal Summary**

- **Total Card:** 478,200
- **Total Parcel:** 478,200
- **Total Value:** 925,200

**SALES INFORMATION**

- **Grantor:** ROBERT MCCART
- **Legal Ref:** 17973-54
- **Type:** 0
- **Date:** 3/27/1987
- **Sale Code:** CONVENIENCE
- **Sale Price:** 0
- **Timp:** 10/2/2014
- **Assoc PCL Value:** 400000

**BUILDING PERMITS**

- **Date:** 08/16/13
- **Number:** 394,300
- **Descip:** KITCHEN
- **Amount:** 378,600
- **C/O:** O

**IN PROCESS APPRAISAL SUMMARY**

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Building Value</th>
<th>Yard Items</th>
<th>Land Size</th>
<th>Land Value</th>
<th>Total Value</th>
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- **Sale Price:** 0
- **Timp:** 10/2/2014
- **Assoc PCL Value:** 400000

**BUILDING PERMITS**

- **Date:** 2/7/1996
- **Number:** 394,300
- **Descip:** KITCHEN
- **Amount:** 378,600
- **C/O:** O

**LEGAL DESCRIPTION**

This Parcel contains 1.155 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

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- **Type:** 0
- **Date:** 3/27/1987
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- **Sale Price:** 0
- **Timp:** 10/2/2014
- **Assoc PCL Value:** 400000

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- **Number:** 394,300
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**RESIDENTIAL GRID**

1st Res Grid | Desc | Line 1 | # Units
---|---|---|---
Level | FY | LR | DR | D | FR | RR | BR | FB | HB | L | O
- | - | - | - | - | - | - | - | - | - | - | -
Other | | | | | | | | | | | |
Upper | | | | | | | | | | | |
Lvl 2 | | | | | | | | | | | |
Lvl 1 | | | | | | | | | | | |
Lower | | | | | | | | | | | |
Totals | RMs | 12 | BRs: | 4 | Baths: | 3 | HB | 1 | | | |

**COMMENTS**

GAMEROOM + OFFICE IN BSMT.

**OTHER FEATURES**

- Kits: 1 Rating: AVERAGE
- A Kits: Rating: AVERAGE
- Frpl: 3 Rating: AVERAGE
- WSFlue: 1 Rating: AVERAGE

**COMPARABLE SALES**

<table>
<thead>
<tr>
<th>Rate</th>
<th>Parcel ID</th>
<th>Typ</th>
<th>Date</th>
<th>Sale Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic $ / SQ:</td>
<td>92.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Size Adj.:</td>
<td>0.929802244</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Const Adj.:</td>
<td>1.009999999</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adj $ / SQ:</td>
<td>96.397</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Features:</td>
<td>64283</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grade Factor:</td>
<td>1.40</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Inf:</td>
<td>1.000000000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**DEPRECIATION**

- % Heated: 100
- % AC: 100
- Adj Total: 594089
- Depreciation: 115847
- Depreciated Total: 478242

**BATH FEATURES**

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

**EXTERIOR INFORMATION**

- Roof Struct: 1 - GABLE
- Roof Cover: 1 - ASPHALT
- Color: | | | |
- View / Desir: | | | |

**GENERAL INFORMATION**

- Grade: B - GOOD
- Year Bld: 1986
- Eff Yr Bld: | | | |
- Alt LUC: | | | |
- Jurisdiction: | | | |
- Const Mod: | | | |
- Lump Sum Adj: | | | |

**INTERIOR INFORMATION**

- Eff Yr Blt: | | | |
- Eff Bld: | | | |
- Alt: | | | |
- Prim Int Wall: 1 - DRYWALL
- Sec Int Wall: | | | |
- % Partition: | | | |
- Prim Floors: 3 - HARDWOOD
- Sec Floors: 4 - CARPET
- Bsmt Flr: 1 - 1ST FLOOR
- Total: 19.5%

**COMPARABLE SALES**

- Net Sketched Area: 5,671
- Total: 360,066

**CALC SUMMARY**

- Basic $ / SQ: 92.00
- Rate: | | | |
- Parcel ID: | | | |
- Typ: | | | |
- Date: | | | |
- Sale Price: | | | |

**INTERIOR INFORMATION**

- Prim Int Wall: | | | |
- Sec Int Wall: | | | |
- % Partition: | | | |
- Prim Floors: 3 - HARDWOOD
- Sec Floors: 4 - CARPET
- Bsmt Flr: 1 - 1ST FLOOR
- Total: 19.5%

**COMPARABLE SALES**

- Net Sketched Area: 5,671
- Total: 360,066

**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 |
- | | | | | | | | | | | | | | | | | |

**SKETCH**

- Patriot Properties, Inc

**PARCEL ID**

- 119 54 0 | | | | | | | | | | | | | | | | | |

**COMMENTS**

GAMEROOM + OFFICE IN BSMT.