



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CANCIAN TR DAVID J
Owner 2:	CANCIAN TR MARY S
Owner 3:	D AND M REVOCABLE CANCIAN TR
Street 1:	18 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1506 Type:

**PREVIOUS OWNER**

Owner 1:	CANCIAN - DAVID J
Owner 2:	CANCIAN - MARY S
Street 1:	18 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1506

**NARRATIVE 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.

**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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		46609		SQUARE FE	PRIME SITE		0	6.35	1.501	R2									444,390						444,400	
101	ONE FAM		0.085		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									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	478,200		1.155	447,000	925,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 204.91						/Parcel: 204.91	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	463,800	0	1.155	320,300	784,100	784,100	Create Final value 2019	6/4/2019
2018	101	FV	463,800	0	1.155	320,300	784,100	784,100	Year End Roll	9/28/2017
2017	101	FV	455,500	0	1.155	320,300	775,800	775,800	Year End Roll	9/29/2016
2016	101	FV	444,700	0	1.155	311,200	755,900	755,900	Year End Roll	1/14/2016
2015	101	FV	432,400	0	1.155	247,500	679,900	679,900	Year End	10/2/2014
2014	101	FV	394,300	0	1.155	237,700	632,000	632,000	Year End Roll	1/23/2014
2013	101	FV	386,200	0	1.04	229,600	615,800	615,800	Year End Roll	10/25/2012
2012	101	FV	386,200	0	1.04	278,400	664,600	664,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CANCIAN,DAVID J	64148-598		8/28/2014	CONVENIENC	10	No	No			
ROBERT MCCART	17973-54		3/27/1987		400000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/8/2018	6972	KITCHEN	84,000	O				Kitchen remodel

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/27/2018	PERMIT VISIT	622	K Cuoco
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/7/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

