



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KROUK-GORDON TR DAFNA
Owner 2:	
Owner 3:	LESTER GORDON REVOC TR 2009
Street 1:	20 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1506 Type:

PREVIOUS OWNER

Owner 1:	KROUK GORDON DAFNA TR -
Owner 2:	-
Street 1:	20 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1506

NARRATIVE DESCRIPTION

This Parcel contains 1.085 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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:						
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		43560		SQUARE FE	PRIME SITE		0	6.35	1.586	R2									438,582						438,600	
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	454,100		1.085	441,200	895,300		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 212.26		/Parcel: 212.26	Land Unit Type:	
							Insp Date
							05/22/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	440,500	0	1.085	316,200	756,700	756,700	Create Final value 2019	6/4/2019
2018	101	FV	440,500	0	1.085	316,200	756,700	756,700	Year End Roll	9/28/2017
2017	101	FV	432,800	0	1.085	316,200	749,000	749,000	Year End Roll	9/29/2016
2016	101	FV	422,600	0	1.085	307,200	729,800	729,800	Year End Roll	1/14/2016
2015	101	FV	411,200	0	1.085	244,300	655,500	655,500	Year End	10/2/2014
2014	101	FV	356,800	0	1.085	234,700	591,500	591,500	Year End Roll	1/23/2014
2013	101	FV	349,200	0	1.04	229,600	578,800	578,800	Year End Roll	10/25/2012
2012	101	FV	349,200	0	1.04	278,400	627,600	627,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KROUK GORDON DA	54263-301		2/5/2010	FAMILY		1	No	No		
LESTER GORDON	24249-31		2/8/1994	FAMILY		1	No	No		PUT IN A TRUST
ROBERT PEARMAIN	12741-306		12/20/1974		19000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2013	5536	RENOVATI	70,000	C	5/22/2014			remodel kit
6/25/2004	2960	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2014	MEAS/EXT INS	25	D ERSKINE
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/15/2003	ABATE-INSPEC	600	
11/9/2002	M&L COMPLETE	615	
2/7/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

