### Property Location

**No:** 19  
**All No:**  
**Direction/Street/City:** JUNIPER RIDGE RD, LINCOLN

### Ownership

<table>
<thead>
<tr>
<th>Owner 1</th>
<th>Owner 2</th>
<th>Owner 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHAW ROBERT M</td>
<td>SMART CAROLINE</td>
<td></td>
</tr>
</tbody>
</table>

### Street 1

- **Street:** JUNIPER RIDGE RD  
- **Town/City:** LINCOLN

### Narrative Description

This Parcel contains 1.285 ACRES of land mainly classified as RESIDENTIAL. The primary building features a Wood Shing Exterior and Asphalt Roof Cover. The property is zoned occupied as Residential. The structure has 1 Unit, 4 Baths, 0 Half Baths, 0 3/4 Baths, 9 Rooms, and 3 Primarily Wood Shing Exterior and Asphalt Roof Cover. The building includes a media room in the basement, a new roof, and a converted porch into a media room. The parcel also includes a new deck and raised existing cabinets.

### Previous Assessment

- **Tax Year:** 2014  
- **Sale Code:**  
- **Sale Price:**  
- **Tst Verif:**  
- **Assoc PCL Value:**  

### Sales Information

**Grantor:** HUANG, CHI-CHENG  
**Legal Ref:** 69187-242  
**Type:** FV  
**Date:** 4/25/2017  
**Sale Code:**  
**Date:**  
**Assoc PCL Value:**  

### Activity Information

- **Date:** 5/20/2014  
- **Result:** MEAS/EXT INS  
- **By Name:** D ERSKINE  
- **By Code:** 25  
- **User Defined:**  
- **User Acct:**  

### Building Permits

**Number:** FINISH B  
**Amount:** 15,000  
**Cost:** 5/20/2014  
**Comment:** media room in bmt  
**Use Code:** 1075  
**Legal Ref:**  
**Date:**  
**Result:**  
**By Name:**  

### Land Section (First 7 lines only)

| Code | Description | LUC Fact | No of Units | Depth/PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | All Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|------|-------------|----------|-------------|------------------|-----------|-----------|-----------|------------|------------|-----|-------|-------------|----------|--------|---|--------|---|--------------|-----------|----|---------|------|------|----------|------|
| 101  | ONE FAM    | 52272    | SQUARE FE/PRIME SITE | 0 | 6.35 | 1.371 | R2 | 455,178 |
| 101  | ONE FAM    | 0.085    | ACRES/EXCESS ACRE | 0 | 30,000 | 1.000 | R2 | 2,550  |

Disclaimer: This information is believed to be correct but is subject to change and is not warrantied.

Database: FY2020  
meadore

2019
Disputed land transferred to parcel Bk59813 Pg101. CR to RLF Bk59813 Pg88...

**GENERAL INFORMATION**
- Grade: A, V GOOD-
- Year Blt: 1940
- Eff Yr Blt: 
- Alt LUC: Alt %:
- Jurisdiction: 

**CONDO INFORMATION**
- Total Units: 
- Floor: 1 - 1ST FLOOR

**INTERIOR INFORMATION**
- Avg Hi/FL: STD
- Prim Int Wal: 2 - PLASTER
- Prim Floors: 3 - HARDWOOD
- Sec Int Wall: %
- Sec Floors: 6 - CERAMIC T 10%

**EXTERIOR INFORMATION**
- Roof Struct: 1 - GABLE
- Roof Cover: 1 - ASPHALT
- View / Desir: 
- Color: 

**CALC SUMMARY**
- Basic $ / SQ: 82.00
- Size Adj.: 0.98089522
- Const Adj.: 1.02199996
- Adj $ / SQ: 82.806
- Other Features: 99996
- Grade Factor: 1.75
- Neighborhood Inf: 1.00000000

**COMPARABLE SALES**
- W/Av$/SQ: 639238.3474
- AvRate: 3.851
- Ind. Val: 240.002
- Size Adj.: 2520
- Gross Area: 4530
- Fit/Net Area: 2840

**SPEC FEATURES/YARD ITEMS**
- % Sprinkled: 0
- % Com Wal: 0
- Alt %: 0
- % Heated: 100
- % AC: 100
- % Heat Sys: 3
- % Own: 

**PARCEL ID**
- 119 58 0

**COMMENTS**

**RESIDENTIAL GRID**
- 1st Res Grid

**RESIDUAL CALCULATIONS**
- Lump Sum Adj:
- Const Mod:
- Depreciation:

**SUB AREA DETAIL**
- Code:
- Description:
- Area - SQ:
- Rate - AV:
- Undepr Value:
- Sub Area:
- % Usbl:
- Desc:
- % Type:
- Qu:
- Ten:

**COMMENTS**

**SKETCH**

**IMAGE**