



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIREDDY DEEPTI
Owner 2:	THIRUVALLUR VENKATADRI E
Owner 3:	
Street 1:	11 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1502 Type:

PREVIOUS OWNER

Owner 1:	VET TR - MARIA F
Owner 2:	-
Street 1:	11 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1502

NARRATIVE DESCRIPTION

This Parcel contains 1.185 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1955, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		47916		SQUARE FE	PRIME SITE		0	4.75	1.469	R1									334,280						334,300	
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	Legal Description	User Acct
101	378,500	4,300	1.185	336,900	719,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 292.70						/Parcel: 292.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	367,300	4300	1.185	322,100	693,700	693,700	Create Final value 2019	6/4/2019
2018	101	FV	367,300	4300	1.185	322,100	693,700	693,700	Year End Roll	9/28/2017
2017	101	FV	361,000	4300	1.185	322,100	687,400	687,400	Year End Roll	9/29/2016
2016	101	FV	352,600	4300	1.185	313,000	669,900	669,900	Year End Roll	1/14/2016
2015	101	FV	254,100	4300	1.185	248,900	507,300	507,300	Year End	10/2/2014
2014	101	FV	251,600	4300	1.185	239,100	495,000	495,000	Year End Roll	1/23/2014
2013	101	FV	246,500	4300	1.08	231,400	482,200	482,200	Year End Roll	10/25/2012
2012	101	FV	254,300	0	1.2	286,700	541,000	541,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VET TR, MARIA F	63736-530		6/11/2014		745000	No	No			
VET MARIA F,	42113-397		2/26/2004	CONVENIENC	10	No	No			
VET MARIA	22986-110		3/16/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/8/2004	2970	DEMOLITI		C				deck

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS+INSPCTD	25	D ERSKINE
4/19/2005	MEAS/EXT INS	600	
2/7/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

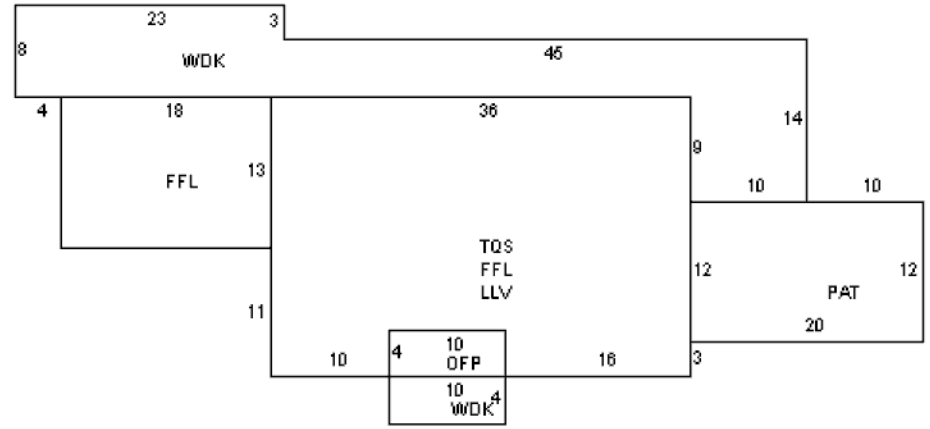
Type:	9	- CONTEMPORARY
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

INCLUDES .12 PRIVATE WAY ; Disputed land xferred to parcel Bk59813 Pg97. CR to RLF Bk59813 Pg88..

SKETCH**GENERAL INFORMATION**

Grade:	B	- GOOD	
Year Bilt:	1955	Eff Yr Bilt:	
Alt LUC:		Alt %:	
Jurisdct:		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												

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	6 - ELECTRC BB		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	22.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		22.8%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	1.10799527
Const Adj.:	0.99959999
Adj \$ / SQ:	101.895
Other Features:	66250
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	490300
Depreciation:	111788
Depreciated Total:	378512

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				573328.8537
Juris. Factor:				153.92
Special Features:	0			114.04
Final Total:	378500			225.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,058	101.890	107,805	
LLV	LOWR LEVEL	824	123.550	101,803	
TQS	3/4 STORY	618	101.890	62,971	
WDK	WOOD DECK	539	16.890	9,106	
PAT	PATIO	240	7.000	1,680	
OFF	OPEN PORCH	40	15.000	600	
Net Sketched Area:		3,319	Total:	283,965	
Size Ad	1676	Gross Area	3525	FinArea	2459

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	95	A	0

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	10x8	A	AV	2000	15.00	T	30	101			800			800			
50	GAZEBO	D	Y	1	10x16	A	AV	2000	25.00	T	13.5	101			3,500			3,500			
More: N									Total Yard Items:	4,300			Total Special Features:						Total:	4,300	

PARCEL ID

119 60 0

IMAGE