



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TRYDER MICHAEL J
Owner 2:	TRYDER MAUREEN
Owner 3:	
Street 1:	7 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1502 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.685 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1935, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 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		69696		SQUARE FE	PRIME SITE		0	4.75	1.103	R1									365,317						365,300	
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
101	253,300		1.685	367,900	621,200
Total Card		253,300	1.685	367,900	621,200
Total Parcel		253,300	1.685	367,900	621,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 300.68		/Parcel: 300.68	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	240,600	0	1.685	351,800	592,400	592,400	Create Final value 2019	6/4/2019
2018	101	FV	237,900	0	1.685	351,800	589,700	589,700	Year End Roll	9/28/2017
2017	101	FV	231,500	0	1.685	351,800	583,300	583,300	Year End Roll	9/29/2016
2016	101	FV	227,300	0	1.685	341,800	569,100	569,100	Year End Roll	1/14/2016
2015	101	FV	225,200	0	1.685	271,800	497,000	497,000	Year End	10/2/2014
2014	101	FV	210,300	0	1.685	261,000	471,300	471,300	Year End Roll	1/23/2014
2013	101	FV	206,100	0	1.61	254,200	460,300	460,300	Year End Roll	10/25/2012
2012	101	FV	210,300	0	1.55	305,000	515,300	515,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
S. EDWARD LEONA	18057-445		4/24/1987		245000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2014	5960	MANUAL	12,000	C				SHEET METAL WORK T

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS+INSPCTD	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/30/2003	ABATE-INSPEC	600	
11/9/2002	M&L COMPLETE	615	
5/14/1996	MEAS+INSPCTD	606	
2/7/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

