



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BENSON ANN D
Owner 2:	
Owner 3:	
Street 1:	4 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1506 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains .805 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1932, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		31363		SQUARE FE	PRIME SITE		0	4.75	2.086	R1									310,692						310,700	
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	169,300		0.805	313,300	482,600
Total Card		169,300	0.805	313,300	482,600
Total Parcel		169,300	0.805	313,300	482,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 266.19		/Parcel: 266.19	

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	164,800	0	.805	299,600	464,400	464,400	Create Final value 2019	6/4/2019
2018	101	FV	164,800	0	.805	299,600	464,400	464,400	Year End Roll	9/28/2017
2017	101	FV	161,800	0	.805	299,600	461,400	461,400	Year End Roll	9/29/2016
2016	101	FV	161,800	0	.805	291,100	452,900	452,900	Year End Roll	1/14/2016
2015	101	FV	155,900	0	.805	231,500	387,400	387,400	Year End	10/2/2014
2014	101	FV	154,400	0	.805	222,400	376,800	376,800	Year End Roll	1/23/2014
2013	101	FV	151,400	0	.88	222,700	374,100	374,100	Year End Roll	10/25/2012
2012	101	FV	151,400	0	.88	270,000	421,400	421,400	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOME NATNL BRO	12818-47		6/3/1975		75000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS+INSPCTD	25	D ERSKINE
12/11/2003	ABATE-INSPEC	600	
2/7/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

