

171

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1

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

254,300 / 254,300

USE VALUE:

254,300 /

254,300

ASSESSed:

254,300 /

254,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		GREENRIDGE LN, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN RIDGE ESTATES LLC
Owner 2:	
Owner 3:	
Street 1:	78 HANCOCK STREET
Street 2:	
Twn/City:	BRAINTREE
St/Prov:	MA Cntry Own Occ:
Postal:	02184 Type:

PREVIOUS OWNER

Owner 1:	MASSACHUSETTS CENTERS INC -
Owner 2:	-
Street 1:	PO BOX 1100
Twn/City:	BEDFORD
St/Prov:	MA Cntry
Postal:	01730-1100

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1965, having primarily BRICK VENTR Exterior and 772 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-4	Planned Dev	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	VARIED
s				Street	1	PAVED
t				Gas:	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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.00	RC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	254,300			254,300
Total Card	0.000	254,300			254,300
Total Parcel	0.000	254,300			254,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	329.40	/Parcel:	329.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	239,000	0	.		239,000		Year End Roll	12/2/2024
2024	102	FV	222,200	0	.		222,200		Year end	11/9/2023
2023	102	FV	222,200	0	.		222,200	222,200	Year end	11/3/2022
2022	102	FV	212,300	0	.		212,300	212,300	Year End Roll	10/19/2021
2021	102	FV	202,700	0	.		202,700	202,700	Year End Roll	10/15/2020
2020	102	FV	202,700	0	.		202,700	202,700	Year End Roll	9/26/2019
2019	102	FV	191,500	0	.		191,500	191,500	Create Final va	6/4/2019
2018	102	FV	191,500	0	.		191,500	191,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASSACHUSETTS C	46676-85		12/16/2005	CHD>SALE	7,000,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2023	R-23-0285	ROOF	6,970	C				Strip & re-roof th

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	EXTRIOR ONLY	6	JN
4/10/2012	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 CONDO Prime NB Desc RIDGE CT Total: Spl Credit Total:



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 1 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date Time  
09/26/25 19:13:26

LAST REV

Date Time  
04/22/25 10:01:49

apro  
2735

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

