

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9-2		RIDGE RD, 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
Postal:	02184

PREVIOUS OWNER

Owner 1:	Carmen - Milton
Owner 2:	C/O Leo J Cushing -
Street 1:	375 Totten Pond Rd
Twn/City:	Waltham
St/Prov:	MA Cntry
Postal:	02451

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1965, having primarily BRICK VNR 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	253,700	11,200		264,900
Total Card 0.000 253,700 11,200 264,900					
Total Parcel 0.000 253,700 11,200 264,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 343.13		/Parcel: 343.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	238,500	10500	.		249,000		Year End Roll	12/2/2024
2024	102	FV	221,700	10500	.		232,200		Year end	11/9/2023
2023	102	FV	221,700	10500	.		232,200	232,200	Year end	11/3/2022
2022	102	FV	212,100	10500	.		222,600	222,600	Year End Roll	10/19/2021
2021	102	FV	202,400	10500	.		212,900	212,900	Year End Roll	10/15/2020
2020	102	FV	202,400	10500	.		212,900	212,900	Year End Roll	9/26/2019
2019	102	FV	191,300	10500	.		201,800	201,800	Create Final va	6/4/2019
2018	102	FV	191,300	10500	.		201,800	201,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Carmen,Milton	60380-249		10/31/2012		180,000	No	No		
LINCOLN RIDGE E	47702-129		6/19/2006	CONVENIENC	10	No	No		
MASSACHUSETTS C	46676-85		12/16/2005	CHD>SALE	7,000,000	No	No		

BUILDING PERMITS

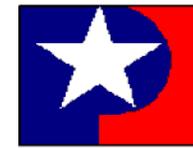
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	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:		SpI Credit:		Total:	
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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	104 1 18
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	19:16:29

LAST REV

Date	Time
01/25/25	08:50:36

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2752

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