

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		RIDGE RD, LINCOLN

OWNERSHIP

OWNERSHIP				Unit #:	
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 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)

[illegible]

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

[illegible]

BUILDING PERMITS

[illegible]

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 ____/____/____

Legal Description		User Acct
Unit 19-1		
		GIS Ref
		GIS Ref
	Entered Lot Size	
	Total Land:	
	Land Unit Type:	
		Insp Date
		11/20/24

!2760!

PRINT

Date	Time
09/26/25	19:17:35

LAST REV

Date	Time
01/24/25	12:50:2

apro

2760

USER DEFINED

Prior Id # 1:	104 1 33
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:	



Patriot
Properties Inc.

