

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	Legal Description	User Acct
102	0.000	255,300			255,300		GIS Ref
							GIS Ref
							GIS Ref
Total Card	0.000	255,300			255,300		Entered Lot Size
Total Parcel	0.000	255,300			255,300	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:		330.70	/Parcel:	330.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2025	102	FV	239,900	0	.	.	239,900		Year End Roll	12/2/2024	PRINT	
2024	102	FV	223,100	0	.	.	223,100		Year end	11/9/2023		
2023	102	FV	223,100	0	.	.	223,100	223,100	Year end	11/3/2022	Date	Time
2022	102	FV	213,500	0	.	.	213,500	213,500	Year End Roll	10/19/2021	09/26/25	19:18:33
2021	102	FV	203,800	0	.	.	203,800	203,800	Year End Roll	10/15/2020	LAST REV	
2020	102	FV	203,800	0	.	.	203,800	203,800	Year End Roll	9/26/2019	Date	Time
2019	102	FV	192,600	0	.	.	192,600	192,600	Create Final va	6/4/2019	01/24/25	12:53:29
2018	102	FV	192,600	0	.	.	192,600	192,600	Year End Roll	9/28/2017	app	

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



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	104 1 35
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:	

