

171

24

0

15

4

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 255,300 /  
USE VALUE: 255,300 /  
ASSESSed: 255,300 /

Total Card / Total Parcel  
255,300 / 255,300  
255,300 / 255,300  
255,300 / 255,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 0  |        | 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 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    |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

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

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

| Use Code                           | Land Size | Building Value                        | Yard Items | Land Value      | Total Value |
|------------------------------------|-----------|---------------------------------------|------------|-----------------|-------------|
| 102                                | 0.000     | 255,300                               |            |                 | 255,300     |
| Total Card 0.000 255,300 255,300   |           |                                       |            |                 |             |
| Total Parcel 0.000 255,300 255,300 |           |                                       |            |                 |             |
| 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  |
| 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  |
| 2022   | 102 | FV  | 213,500    | 0         | .         |            | 213,500     | 213,500       | Year End Roll   | 10/19/2021 |
| 2021   | 102 | FV  | 203,800    | 0         | .         |            | 203,800     | 203,800       | Year End Roll   | 10/15/2020 |
| 2020   | 102 | FV  | 203,800    | 0         | .         |            | 203,800     | 203,800       | Year End Roll   | 9/26/2019  |
| 2019   | 102 | FV  | 192,600    | 0         | .         |            | 192,600     | 192,600       | Create Final va | 6/4/2019   |
| 2018   | 102 | FV  | 192,600    | 0         | .         |            | 192,600     | 192,600       | 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 |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
|      |        |         |        |     |            |          |            |         |

ACTIVITY INFORMATION

| Date       | Result       | By | Name      |
|------------|--------------|----|-----------|
| 11/25/2024 | MEAS/EXT INS | 6  | JN        |
| 4/10/2012  | MEAS/EXT INS | 25 | D ERSKINE |

Sign: VERIFICATION OF VISIT NOT DATA

|        |  |            |  |        |  |
|--------|--|------------|--|--------|--|
| Total: |  | SpI Credit |  | Total: |  |
|--------|--|------------|--|--------|--|



USER DEFINED

|                |         |
|----------------|---------|
| Prior Id # 1:  | 104 128 |
| 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 19:18:43 LAST REV Date Time 01/24/25 12:11:29 apro 2768

!2768!

| Legal Description | User Acct |
|-------------------|-----------|
| Unit 15-4         |           |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit Type:   |           |

Parcel ID 171 24 0 15 4

