

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHILDS JEFFREY D
Owner 2:	TAYLOR ELIZABETH A
Owner 3:	
Street 1:	16 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PACKINEAU - JASON A
Owner 2:	PACKINEAU - JESSICA T
Street 1:	16 GREENRIDGE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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.	0.000	GR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	435,600		0.000		435,600		0
							GIS Ref
							GIS Ref
							Insp Date
							04/10/12
Total Card		435,600	0.000		435,600	Entered Lot Size	
Total Parcel		435,600	0.000		435,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 264.32		/Parcel: 264.32		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	435,600	0	.		435,600	435,600	Year End Roll	9/28/2017
2017	102	FV	403,900	0	.		403,900	403,900	Year End Roll	9/29/2016
2016	102	FV	396,000	0	.		396,000	396,000	Year End Roll	1/14/2016
2015	102	FV	376,200	0	.		376,200	376,200	Year End	10/2/2014
2014	102	FV	372,300	0	.		372,300	372,300	Year End Roll	1/23/2014
2013	102	FV	350,400	0	.		350,400	350,400	Year End Roll	10/25/2012
2012	102	FV	355,300	0	.		355,300	355,300	Year End	1/26/2012
2011	102	FV	381,300	0	.		381,300	381,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PACKINEAU, JASON	131-141		5/20/2015		425000	No	No			
VAN TR, AUSDALL	129-48		2/14/2014		375000	No	No			
VAN AUSDALL GAY	62-167		9/17/1998	CONVENIENC	100	No	No			
MILLER, DAVID +	U49-156		7/29/1994		248500	No	No			
	U18-47		11/9/1984		174000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	D VELUTTI
5/3/1996	MEAS/EXT INS	606	J SMITH
4/11/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

