

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 0 | | GREENRIDGE LN, 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 Own Occ: |
| Postal: | 01730-1100 Type: |

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1965, Having Primarily BRICK VENR Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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 | 9 | VARIED |
| 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 | 0.000 | | RC | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 102 | 192,600 | | 0.000 | | 192,600 | Unit 1-3 | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 249.48 | | | | | | /Parcel: 249.48 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 102 | FV | 192,600 | 0 | . | | 192,600 | 192,600 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 181,300 | 0 | . | | 181,300 | 181,300 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 179,400 | 0 | . | | 179,400 | 179,400 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 169,900 | 0 | . | | 169,900 | 169,900 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 168,000 | 0 | . | | 168,000 | 168,000 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 157,800 | 0 | . | | 157,800 | 157,800 | Year End Roll | 10/25/2012 |
| 2012 | 102 | FV | 165,100 | 0 | . | | 165,100 | 165,100 | Year End | 1/26/2012 |
| 2011 | 102 | FV | 179,800 | 0 | . | | 179,800 | 179,800 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| MASSACHUSETTS C | 46676-85 | | 12/16/2005 | CHD>SALE | 7000000 | 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 |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 104 1 3 |
| 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: | |

PRINT

| Date | Time |
|----------|----------|
| 10/03/18 | 05:14:06 |

LAST REV

| Date | Time |
|----------|----------|
| 04/26/12 | 14:55:43 |

brennanp
2737

