171	24	0	2	2	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 191,500
!2740!

Town Of Lincoln

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			
Postal:	01730-1100				

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	Descip	%	Item	Code	Descrip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	VARIED
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	191,500		0.000		191,500
Total Card	191,500		0.000		191,500
Total Parcel	191,500		0.000		191,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 248.06 | /Parcel: 248.06

Legal Description: Unit 2-2

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	04/10/12

PREVIOUS ASSESSMENT

Parcel ID: 171 24 0 2 2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	191,500	0	.		191,500	191,500	Year End Roll	9/28/2017
2017	102	FV	180,200	0	.		180,200	180,200	Year End Roll	9/29/2016
2016	102	FV	178,400	0	.		178,400	178,400	Year End Roll	1/14/2016
2015	102	FV	169,000	0	.		169,000	169,000	Year End	10/2/2014
2014	102	FV	167,100	0	.		167,100	167,100	Year End Roll	1/23/2014
2013	102	FV	156,900	0	.		156,900	156,900	Year End Roll	10/25/2012
2012	102	FV	164,200	0	.		164,200	164,200	Year End	1/26/2012
2011	102	FV	178,700	0	.		178,700	178,700	Year End	2/10/2011

PRINT

Date	Time
10/03/18	05:15:47

LAST REV

Date	Time
04/26/12	14:57:46
brennanp	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2740

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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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 6
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:	

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 Influ	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	RC																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc	RIDGE CT	Total:		Spl Credit		Total:	

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

Database: FY2019 apro 2019

EXTERIOR INFORMATION

Type:	7 - CONDO-GRDN		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	8 - BRICK VENR		
Sec Wall:			%
Roof Struct:	8 - IRREGULAR		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:	A - AVERAGE		

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	15 - CARPET		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	2.779999971
Name:	8 - RIDGE COURT

DEPRECIATION

Phys Cond:	AV - Average	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.3	%

CALC SUMMARY

Basic $ / SQ:	165.00
Size Adj.:	1.53549218
Const Adj.:	1.02899992
Adj $ / SQ:	260.704
Other Features:	15000
Grade Factor:	1.00
Neighborhood Inf:	1.01999998
LUC Factor:	1.00
Adj Total:	220874
Depreciation:	29376
Depreciated Total:	191498

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

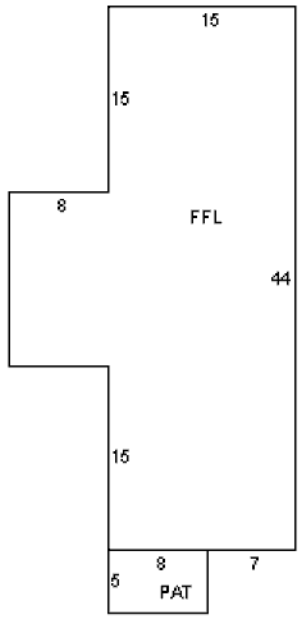
No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 217600.0000
Juris. Factor:		Val/Su Fin:	248.06
Special Features:	0	Val/Su Net:	235.84
Final Total:	191500	Val/Su SzAd	248.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	772	260.700	195,164
PAT	PATIO	40	7.000	280
	Net Sketched Area:	812	Total:	195,444
Size Ad	772	Gross Area	812	FinArea 772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

PARCEL ID

171 24 0 2 2

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: