



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9-2		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:	Carmen - Milton
Owner 2:	C/O Leo J Cushing -
Street 1:	375 Totten Pond Rd
Twn/City:	Waltham
St/Prov:	MA Cntry
Postal:	02451

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1965, Having Primarily BRICK VENTR 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 Infru	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	0.0000		RC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	191,300	10,500	0.000		201,800	Unit 9-2
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 261.40						/Parcel: 261.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	191,300	10500	.		201,800	201,800	Year End Roll	9/28/2017
2017	102	FV	180,000	10500	.		190,500	190,500	Year End Roll	9/29/2016
2016	102	FV	178,100	10500	.		188,600	188,600	Year End Roll	1/14/2016
2015	102	FV	168,800	10500	.		179,300	179,300	Year End	10/2/2014
2014	102	FV	166,900	10500	.		177,400	177,400	Year End Roll	1/23/2014
2013	102	FV	156,700	10500	.		167,200	167,200	Year End Roll	10/25/2012
2012	102	FV	163,900	10500	.		174,400	174,400	Year End	1/26/2012
2011	102	FV	178,500	10500	.		189,000	189,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Carmen,Milton	60380-249		10/31/2012		180000	No	No			
LINCOLN RIDGE E	47702-129		6/19/2006	CONVENIENC	10	No	No			
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 Acct
GIS Ref
GIS Ref
Insp Date
04/10/12

PRINT

Date	Time
10/03/18	05:22:27

LAST REV

Date	Time
11/15/12	14:52:45

brennanp
2752

USER DEFINED

Prior Id # 1:	104 1 18
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:	

