

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-3	RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	CARMEN STEPHEN
Owner 2:	
Owner 3:	
Street 1:	15-1 RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CARMEN MILTON -
Owner 2:	C/O STEVE CARMEN -
Street 1:	15-3 RIDGE RD
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-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 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	196,200		0.000		196,200	Unit 15-3
Total Card		196,200	0.000		196,200	Entered Lot Size
Total Parcel		196,200	0.000		196,200	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 254.15		/Parcel: 254.15		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	196,200	0	.		196,200	196,200	Year End Roll	9/28/2017
2017	102	FV	184,600	0	.		184,600	184,600	Year End Roll	9/29/2016
2016	102	FV	182,700	0	.		182,700	182,700	Year End Roll	1/14/2016
2015	102	FV	173,100	0	.		173,100	173,100	Year End	10/2/2014
2014	102	FV	171,200	0	.		171,200	171,200	Year End Roll	1/23/2014
2013	102	FV	160,700	0	.		160,700	160,700	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
CARMEN MILTON,	56040-269		12/13/2010	DIVORCE/ESTA	10	No	No			
LINCOLN RIDGE E	47702-123		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

