171	24	0	17	4	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 192,600
!2769!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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:	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	192,600		0.000		192,600
Total Card	192,600		0.000		192,600
Total Parcel	192,600		0.000		192,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 249.48 | /Parcel: 249.48

Legal Description: Unit 17-4

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date 04/10/12

PREVIOUS ASSESSMENT

Parcel ID 171 24 0 17 4

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

PRINT

Date	Time
10/03/18	05:31:47

LAST REV

Date	Time
04/26/12	11:34:43
brennanp	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2769

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			

USER DEFINED

Prior Id # 1:	104 1 32
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:	

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 __/__/__

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:	2 - 2ND FLOOR
% Own:	2.799999952
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:	222139
Depreciation:	29544
Depreciated Total:	192594

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	

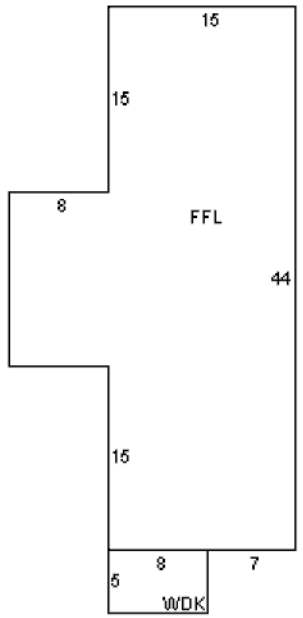
REMODELING

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

RES BREAKDOWN

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

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 213800.0000

Juris. Factor:		Val/Su Fin:	249.48
Special Features:	0	Val/Su Net:	237.19
Final Total:	192600	Val/Su SzAd	249.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	772	260.700	195,164
WDK	WOOD DECK	40	38.000	1,520

Net Sketched Area:	812			Total:	196,684
Size Ad	772	Gross Area	812	FinArea	772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

171 24 0 17 4

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:	