



PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		GREENRIDGE LN, LINCOLN

OWNERSHIP

Owner 1:	HAMEL TR JOHN R
Owner 2:	
Owner 3:	JOHN R HAMEL LIVING TRUST
Street 1:	26 GREENRIDGE LN UNIT 11
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAMEL - JOHN R
Owner 2:	-
Street 1:	26 GREENRIDGE LN UNIT 11
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-TNHS Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		
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.	0.000	GR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	478,800		0.000		478,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 306.14						/Parcel: 306.14	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	431,800	0	.		431,800	431,800	Create Final value 2019	6/4/2019
2018	102	FV	431,800	0	.		431,800	431,800	Year End Roll	9/28/2017
2017	102	FV	400,400	0	.		400,400	400,400	Year End Roll	9/29/2016
2016	102	FV	392,600	0	.		392,600	392,600	Year End Roll	1/14/2016
2015	102	FV	372,900	0	.		372,900	372,900	Year End	10/2/2014
2014	102	FV	369,000	0	.		369,000	369,000	Year End Roll	1/23/2014
2013	102	FV	347,500	0	.		347,500	347,500	Year End Roll	10/25/2012
2012	102	FV	348,800	0	.		348,800	348,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAMEL,JOHN R	142-126		11/16/2016	FAMILY		1	No	No		
Rosiu,Cornell J	122-118		9/18/2012		398000	No	No			
CLARK NANCY L,	113-52		8/20/2010		410000	No	No			
GALLO ROGER,	85-162		11/4/2004		425740	No	No			
SHANKS, DAVID C	U57-161		4/24/1997		258000	No	No		DOC. # 1029562	
TOD, JANE N. TR	U54-36		1/22/1996		239000	No	No		DOC. 992832	
TOD JANE	U43-149		4/2/1992	CONVENIENC	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/22/2018	7177	ROOF	78,000	C				Strip & re-roof ru
10/15/2010	4582	MANUAL		C				install a wood pel
1/22/2002	2423	RENOVATI	5,000	C	7/6/2002			kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
7/6/2002	ENTRY DENIED	613	
5/4/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	8	- CONDO-TNHS
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:	A	- AVERAGE

GENERAL INFORMATION

Grade:	C+	- AVG. (+)
Year Blt:	1981	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	4.590000153	
Name:	3	- GREENRIDGE

COMMENTS

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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	RM:	6	BR:	3	Bath:	2	HB	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	7.4	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			7.4	%

CALC SUMMARY

Basic \$ / SQ:	165.00
Size Adj.:	1.18863642
Const Adj.:	0.99959999
Adj \$ / SQ:	196.047
Other Features:	40122
Grade Factor:	1.12
Neighborhood Inf:	1.20000005
LUC Factor:	1.00
Adj Total:	517032
Depreciation:	38260
Depreciated Total:	478772

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val				388400.0000
Juris. Factor:				Val/Su Fin: 306.14
Special Features:	0			Val/Su Net: 216.65
Final Total:	478800			Val/Su SzAd: 362.73

SKETCH

Unsketched SubAreas:
SFL: 660,
FFL: 660,
LLV: 610,
WDK: 150,
PAT: 130,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	660	196.050	129,391	
SFL	2ND FLOOR	660	196.050	129,391	
LLV	LOWR LEVEL	610	133.310	81,320	
WDK	WOOD DECK	150	23.750	3,563	
PAT	PATIO	130	7.000	910	
Net Sketched Area:	2,210	Total:		344,574	
Size Ad	1320	Gross Area	2210	FinArea	1564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	0

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 Features:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

171 22 0 2 11