



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ECHMALIAN JAMES P
Owner 2:	ECHMALIAN BONNIE R
Owner 3:	
Street 1:	46 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	HONG - PHAT
Owner 2:	THAI - TRAN
Street 1:	46 GREENRIDGE LN
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 Infl	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		GR																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	480,300		0.000		480,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 307.10						/Parcel: 307.10	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	433,400	0	.		433,400	433,400	Create Final value 2019	6/4/2019
2018	102	FV	433,400	0	.		433,400	433,400	Year End Roll	9/28/2017
2017	102	FV	401,800	0	.		401,800	401,800	Year End Roll	9/29/2016
2016	102	FV	389,000	0	.		389,000	389,000	Year End Roll	1/14/2016
2015	102	FV	369,500	0	.		369,500	369,500	Year End	10/2/2014
2014	102	FV	365,600	0	.		365,600	365,600	Year End Roll	1/23/2014
2013	102	FV	344,400	0	.		344,400	344,400	Year End Roll	10/25/2012
2012	102	FV	361,900	0	.		361,900	361,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HONG,PHAT	136-19		7/29/2015		440000	No	No			
BOYLE DONALD J,	105-11		7/31/2008		443000	No	No			
SPREADBURY ROBE	U30-80		11/3/1987		254000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/10/2016	SALES INSP	618	G BOURGAULT
4/10/2012	MEAS/EXT INS	25	D ERSKINE
4/3/2004	M&L COMPLETE	615	
5/3/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

