

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CANCIAN DAVID
Owner 2:	HOXHA IRIS
Owner 3:	
Street 1:	51 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SARTORI - RUTH M
Owner 2:	-
Street 1:	51 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, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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		
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.	0.000	GR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	378,600		0.000		378,600		0
							GIS Ref
							GIS Ref
							Insp Date
							04/10/12
Total Card		378,600	0.000		378,600	Entered Lot Size	
Total Parcel		378,600	0.000		378,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 260.92		/Parcel: 260.92		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	341,400	0	.		341,400	341,400	Create Final value 2019	6/4/2019
2018	102	FV	341,400	0	.		341,400	341,400	Year End Roll	9/28/2017
2017	102	FV	316,500	0	.		316,500	316,500	Year End Roll	9/29/2016
2016	102	FV	310,300	0	.		310,300	310,300	Year End Roll	1/14/2016
2015	102	FV	294,800	0	.		294,800	294,800	Year End	10/2/2014
2014	102	FV	291,700	0	.		291,700	291,700	Year End Roll	1/23/2014
2013	102	FV	274,600	0	.		274,600	274,600	Year End Roll	10/25/2012
2012	102	FV	264,800	0	.		264,800	264,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SARTORI,RUTH M	153-93		4/17/2019		475000	No	No			
OKIN SUSAN M,	86-195		2/10/2005		399000	No	No			
BEEREL ANNABEL	78-126		4/15/2003		385000	No	No			
ASHE SARAH S,	58-199		8/15/1997		225000	No	No			
KELLER, JOHN +	U48-186		5/18/1994		207000	No	No			
SOWIZRAL PAUL	U28-172		6/30/1987		230000	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
4/17/2004	M&L EXTERIOR	615	
5/3/1996	MEAS/EXT INS	606	
4/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

