

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORAN THOMAS B
Owner 2:	
Owner 3:	
Street 1:	34 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN FOUNDATION INC -
Owner 2:	-
Street 1:	16 TOWER 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-TNHS Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 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
102	224,200		0.000		224,200
Total Card		224,200	0.000		224,200
Total Parcel		224,200	0.000		224,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 115.09		/Parcel: 115.09	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	202,000	0	.		202,000	202,000	Create Final value 2019	6/4/2019
2018	102	FV	202,000	0	.		202,000	202,000	Year End Roll	9/28/2017
2017	102	FV	187,300	0	.		187,300	187,300	Year End Roll	9/29/2016
2016	102	FV	183,600	0	.		183,600	183,600	Year End Roll	1/14/2016
2015	102	FV	174,500	0	.		174,500	174,500	Year End	10/2/2014
2014	102	FV	172,600	0	.		172,600	172,600	Year End Roll	1/23/2014
2013	102	FV	162,300	0	.		162,300	162,300	Year End Roll	10/25/2012
2012	102	FV	163,100	0	.		163,100	163,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN FOUNDAT	83-199		6/30/2004	OTHER	174000	No	No			affordable unit
VON MERTENS PET	83-126		6/8/2004	SUBSEQUENT S	370000	No	No			affordable
ENGELS DANIEL W	82-150		4/1/2004	SUBSEQUENT S	370000	No	No			affordable
SEDERQUIST, DOU	U53-49		9/29/1995		233500	No	No			
	608918		4/24/1981		126800	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/5/1995	828-95	MANUAL	8,000	C	7/1/1997			F-ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/2/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Type:	8 - CONDO-TNHS
Sty Ht:	2A - 2A
(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 %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	15 - CARPET 50%
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: Yes
% Com Wal:	0 % Sprinkled 0

CALC SUMMARY

Basic \$ / SQ:	165.00
Size Adj.:	1.07852113
Const Adj.:	0.98980004
Adj \$ / SQ:	176.141
Other Features:	26171
Grade Factor:	1.12
Neighborhood Inf:	1.20000005
LUC Factor:	1.00
Adj Total:	537988
Depreciation:	313808
Depreciated Total:	224180

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

BATH FEATURES

Full Bath:	1	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:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	3.920000076
Name:	3 - GREENRIDGE

DEPRECIATION

Phys Cond:	GD - Good	7.4%
Functional:		%
Economic:		%
Special:	OR - OVERRID	55%
Override:		%
Total:		58.33%

COMMENTS

affordable unit

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: 7	BRs: 2	Baths: 1	HB 1

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	2
Totals			
1	7	2	2

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	127000.0000
Juris. Factor:		Val/Su Fin:	115.09		
Special Features:	0	Val/Su Net:	91.73		
Final Total:	224200	Val/Su SzAd	131.57		

SKETCH

UnSketched SubAreas:
SFL: 660,
FFL: 660,
LLV: 610,
TFL: 384,
PAT: 130,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	660	176.140	116,253	
SFL	2ND FLOOR	660	176.140	116,253	
LLV	LOWR LEVEL	610	119.780	73,063	
TFL	3RD FLOOR	384	176.140	67,638	
PAT	PATIO	130	7.000	910	
Net Sketched Area:		2,444	Total:	374,117	
Size Ad	1704	Gross Area	2444	FinArea	1948

SUB AREA DETAIL

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

PARCEL ID

171 22 0 4 16



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total: