

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PHO JOHNNY C
Owner 2:	PHO ADA
Owner 3:	
Street 1:	15 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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 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	0.000	GR																	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	499,100		0.000		499,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 256.21						/Parcel: 256.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	449,800	0	.		449,800	449,800	Create Final value 2019	6/4/2019
2018	102	FV	449,800	0	.		449,800	449,800	Year End Roll	9/28/2017
2017	102	FV	417,100	0	.		417,100	417,100	Year End Roll	9/29/2016
2016	102	FV	408,900	0	.		408,900	408,900	Year End Roll	1/14/2016
2015	102	FV	388,500	0	.		388,500	388,500	Year End	10/2/2014
2014	102	FV	384,400	0	.		384,400	384,400	Year End Roll	1/23/2014
2013	102	FV	361,500	0	.		361,500	361,500	Year End Roll	10/25/2012
2012	102	FV	361,600	0	.		361,600	361,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	U6-149		5/21/1981		127500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/6/1996	1039-96	MANUAL	15,000	C	7/1/1997			FNH ATT

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

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:	4 - CARPET		
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

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	165.00
Size Adj.:	1.07852113
Const Adj.:	0.98000002
Adj \$ / SQ:	174.397
Other Features:	31482
Grade Factor:	1.12
Neighborhood Inf:	1.20000005
LUC Factor:	1.00
Adj Total:	538936
Depreciation:	39881
Depreciated Total:	499055

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 365300.0000
Juris. Factor:		Val/Su Fin:	256.21	
Special Features:	0	Val/Su Net:	215.69	
Final Total:	499100	Val/Su SzAd:	292.90	

COMMENTS

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:	2	Baths:	2	HB	1			

RESIDENTIAL GRID

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

REMODELING

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

RES BREAKDOWN

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

SKETCH

Unsketched SubAreas:
SFL: 660,
FFL: 660,
LLV: 610,
TFL: 384,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	660	174.400	115,102
SFL	2ND FLOOR	660	174.400	115,102
LLV	LOWR LEVEL	610	118.590	72,340
TFL	3RD FLOOR	384	174.400	66,968
Net Sketched Area:		2,314	Total:	369,512
Size Ad	1704	Gross Area	2314	FinArea 1948

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	

PARCEL ID

171 22 0 1 6

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Features:		Total:	
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