

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 0 | | GREENRIDGE LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------------|
| Owner 1: | LINCOLN RIDGE ESTATES LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 78 HANCOCK STREET |
| Street 2: | |
| Twn/City: | BRAINTREE |
| St/Prov: | MA Cntry Own Occ: |
| Postal: | 02184 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------------|
| Owner 1: | MASSACHUSETTS CENTERS INC - |
| Owner 2: | - |
| Street 1: | PO BOX 1100 |
| Twn/City: | BEDFORD |
| St/Prov: | MA Cntry |
| Postal: | 01730-1100 |

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1965, Having Primarily BRICK VENR Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 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 | 9 | VARIED |
| 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 | 0.000 | RC | | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 102 | 202,700 | | 0.000 | | 202,700 | Unit 3-2 | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 262.56 | | | | | | /Parcel: 262.56 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 102 | FV | 191,500 | 0 | . | | 191,500 | 191,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 191,500 | 0 | . | | 191,500 | 191,500 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 180,200 | 0 | . | | 180,200 | 180,200 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 178,400 | 0 | . | | 178,400 | 178,400 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 169,000 | 0 | . | | 169,000 | 169,000 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 167,100 | 0 | . | | 167,100 | 167,100 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 156,900 | 0 | . | | 156,900 | 156,900 | Year End Roll | 10/25/2012 |
| 2012 | 102 | FV | 164,200 | 0 | . | | 164,200 | 164,200 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| MASSACHUSETTS C | 46676-85 | | 12/16/2005 | CHD>SALE | 7000000 | 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 |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | |
|---------------|----------------|
| Type: | 7 - CONDO-GRDN |
| Sty Ht: | 1 - 1 |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - CONCRETE |
| Frame: | 1 - WOOD |
| Prime Wall: | 8 - BRICK VENR |
| Sec Wall: | |
| Roof Struct: | 8 - IRREGULAR |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | A - AVERAGE |

BATH FEATURES

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

COMMENTS

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GENERAL INFORMATION

| | | | |
|---------------|------------------|--------|--|
| Grade: | C - AVERAGE | | |
| Year Blt: | 1965 Eff Yr Blt: | | |
| Alt LUC: | | Alt %: | |
| Jurisdct: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

OTHER FEATURES

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

CONDO INFORMATION

| | |
|--------------|-----------------|
| Location: | E - END UNIT |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | 2.76999981 |
| Name: | 8 - RIDGE COURT |

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: | 4 | BR: | 2 | Bath: | 1 | HB | | | | |

REMODELING

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

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 4 | 2 | 1 |
| Totals | | | |
| 1 | 4 | 2 | 1 |

INTERIOR INFORMATION

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

DEPRECIATION

| | | |
|-------------|--------------|-------|
| Phys Cond: | AV - Average | 13.3% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 13.3% |

CALC SUMMARY

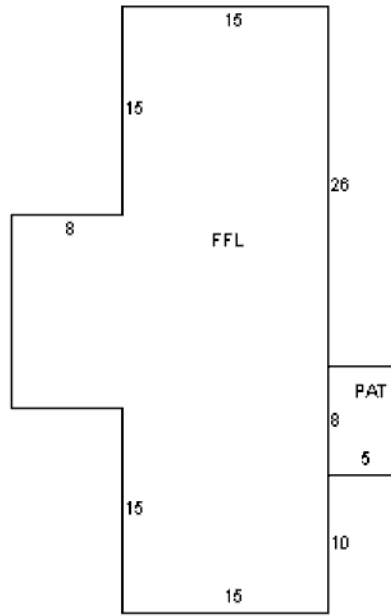
| | |
|--------------------|------------|
| Basic \$ / SQ: | 170.00 |
| Size Adj.: | 1.53549218 |
| Const Adj.: | 1.02899992 |
| Adj \$ / SQ: | 268.604 |
| Other Features: | 15000 |
| Grade Factor: | 1.00 |
| Neighborhood Inf: | 1.04999995 |
| LUC Factor: | 1.00 |
| Adj Total: | 233774 |
| Depreciation: | 31092 |
| Depreciated Total: | 202682 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
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|-------------------|--------|-------------|--------|---------|-------------|
| WtAv\$/SQ: | | AvRate: | | Ind.Val | 217600.0000 |
| Juris. Factor: | | Val/Su Fin: | 262.56 | | |
| Special Features: | 0 | Val/Su Net: | 249.63 | | |
| Final Total: | 202700 | Val/Su SzAd | 262.56 | | |

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|-----|
| FFL | 1ST FLOOR | 772 | 268.600 | 207,362 | |
| PAT | PATIO | 40 | 7.000 | 280 | |
| Net Sketched Area: | | 812 | Total: | 207,642 | |
| Size Ad | 772 | Gross Area | 812 | FinArea | 772 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
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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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
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PARCEL ID 171 24 0 3 2

IMAGE



AssessPro Patriot Properties, Inc

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