### Property Location

- **Map No**: 171
- **Lot**: 24
- **Sublot**: 0
- **Building**: 17
- **Unit**: 1

### Ownership
- **Owner 1**: LINCOLN RIDGE ESTATES LLC
- **Owner 2**: -
- **Owner 3**: -

### Address
- **Street 1**: 76 HANCOCK STREET
- **Street 2**: -
- **Town/City**: BRAINTREE
- **St/Prov**: MA

### Previous Assessment

<table>
<thead>
<tr>
<th>Year</th>
<th>Use</th>
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<td>2013</td>
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<td>2016</td>
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<td>2017</td>
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<tr>
<td>2019</td>
<td>FV</td>
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### Previous Owner
- **Owner 1**: MASSACHUSETTS CENTERS INC -
- **Owner 2**: -
- **Owner 3**: -

### Narrative Description
- **Legal Description**: 46676-85 12/16/2005 CHD=SALE 7000000 No No
- **Type**: CONDO
- **Land Size**: .00
- **Year End Roll**: 171
- **Legal Ref**: 78 HANCOCK STREET

### Sale Information
- **Sale Price**: 7000000
- **Mod Spl Credit**: 262.56
- **Unit**: 1

### Building Permits

<table>
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<tr>
<th>Date</th>
<th>Number</th>
<th>Descr</th>
<th>Amount</th>
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### Activity Information

**Sign**: VERIFICATION OF VISIT NOT DATA

### Property Factors

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<th>Code</th>
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<td>SEPTIC</td>
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<tr>
<td>0</td>
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### Land Section

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<th>Land Type</th>
<th>LT Factor</th>
<th>Base Value</th>
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<th>Neigh Infl</th>
<th>Neigh Mod</th>
<th>Infl 1</th>
<th>%</th>
<th>Infl 2</th>
<th>%</th>
<th>Infl 3</th>
<th>%</th>
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<th>All Class</th>
<th>Spec Land</th>
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<th>Fact</th>
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<th>Notes</th>
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### Disclaimer

This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020
### RESIDENTIAL GRID

<table>
<thead>
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<th>1st Res Grid</th>
<th>Desc</th>
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<th># Units</th>
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<td>Other</td>
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<td>Level</td>
<td>FY</td>
<td>LR</td>
<td>DR</td>
<td>K</td>
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<tr>
<td>Other</td>
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<td>Level 2</td>
<td>Level 3</td>
<td>Level 4</td>
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<tr>
<td>Upper</td>
<td>LVL 2</td>
<td>LVL 1</td>
<td>Lower</td>
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</tr>
</tbody>
</table>

### CONDO INFORMATION

- **Grade**: C - AVERAGE
- **Year Blt**: 1995
- **Eff Yr Blt**:
- **Alt LUC**: Alt %:
- **Jurisdiction**: Const Mod: Lump Sum Adj:

### INTERIOR INFORMATION

- **Avg Hit FL**:
- **Prim Int Wall**: 1 - DRYWALL
- **Sec Int Wall**: %
- **Partition**: T - TYPICAL
- **Prim Floors**: 15 - CARPET
- **Sec Floors**: %
- **Bsmt Flr**:

### DEPRECIATION

- **Phys Cond**: AV - Average
- **Functional**: %
- **Economic**: %
- **Special**: %
- **Other**: %
- **Heating**: %
- **Electrical**: %
- **General**: %

### CALC SUMMARY

- **Basic Size Ad**: 170.00
- **Rate**: 
- **Parcel ID**: 
- **Typ**: 
- **Date**: 
- **Sale Price**: 

### COMPARABLE SALES

- **WAv$/SQ**: 
- **AvRate**: 
- **Ind Val**: 

### RESIDENTIAL GRID

- **Net Sketched Area**: 812
- **Total**: 207.642
- **Size Ad**: 772
- **Gross Area**: 812
- **Fit Area**: 772

### SPEC FEATURES/YARD ITEMS

### PARCEL ID

- **RMS**: 
- **BRs**: 
- **FL**: 

### SUB AREA

- **Code**: 
- **Description**: 
- **Area - SQ**: 
- **Rate - AV**: 
- **Undep Value**: 

### SUB AREA DETAIL

- **Sub Area % Usbl**: 
- **Descr**: 
- **% Type**: 
- **Qu**: 
- **# Ten**: 

### SKETCH

- **AssessPro**

### IMAGE

- **Patriot Properties, Inc**