

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		RIDGE RD, 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 VNR 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	203,800		0.000		203,800	Unit 19-4	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 263.99						/Parcel: 263.99	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	192,600	0	.		192,600	192,600	Create Final value 2019	6/4/2019
2018	102	FV	192,600	0	.		192,600	192,600	Year End Roll	9/28/2017
2017	102	FV	181,300	0	.		181,300	181,300	Year End Roll	9/29/2016
2016	102	FV	179,400	0	.		179,400	179,400	Year End Roll	1/14/2016
2015	102	FV	169,900	0	.		169,900	169,900	Year End	10/2/2014
2014	102	FV	168,000	0	.		168,000	168,000	Year End Roll	1/23/2014
2013	102	FV	157,800	0	.		157,800	157,800	Year End Roll	10/25/2012
2012	102	FV	165,100	0	.		165,100	165,100	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

