



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHEA MELISSA
Owner 2:	SHEA MARGARET
Owner 3:	
Street 1:	PO BOX 331
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	MELARAGNO - VANESSA L
Owner 2:	-
Street 1:	27 GREENRIDGE LN
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, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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	0.0000		GR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	252,600		0.000		252,600	z904	0
							GIS Ref
							GIS Ref
							Insp Date
							04/10/12
Total Card		252,600	0.000		252,600	Entered Lot Size	
Total Parcel		252,600	0.000		252,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 388.62			/Parcel: 388.62	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	252,600	0			252,600	252,600	Year End Roll	9/26/2019
2019	102	FV	227,900	0			227,900	227,900	Create Final value 2019	6/4/2019
2018	102	FV	227,900	0			227,900	227,900	Year End Roll	9/28/2017
2017	102	FV	211,300	0			211,300	211,300	Year End Roll	9/29/2016
2016	102	FV	207,200	0			207,200	207,200	Year End Roll	1/14/2016
2015	102	FV	196,800	0			196,800	196,800	Year End	10/2/2014
2014	102	FV	194,700	0			194,700	194,700	Year End Roll	1/23/2014
2013	102	FV	183,500	0			183,500	183,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MELARAGNO,VANES	131-61		7/25/2014		219000	No	No			
ZACK BARBARA,	U73-143		11/21/2001		197000	No	No			
FORTY-SEVEN COU	U 61-31		5/7/1998		140000	No	No			
MASTROBATTISTA,	U49-62		6/27/1994		125000	No	No			
HERRMANN CARL	U41-54		4/30/1991		110000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/27/2010	4532	WINDOWS	5,604	C				replace one window

ACTIVITY INFORMATION

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

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

