

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCARTHY CHRISTOPHER
Owner 2:	DVASH NATALY
Owner 3:	
Street 1:	41 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GREENE - PATRICK
Owner 2:	GREENE - MICAH
Street 1:	41 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 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.	0.000	GR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	459,600		0.000		459,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 293.86						/Parcel: 293.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	459,600	0	.		459,600	459,600	Year End Roll	9/26/2019
2019	102	FV	414,300	0	.		414,300	414,300	Create Final value 2019	6/4/2019
2018	102	FV	414,300	0	.		414,300	414,300	Year End Roll	9/28/2017
2017	102	FV	384,200	0	.		384,200	384,200	Year End Roll	9/29/2016
2016	102	FV	376,700	0	.		376,700	376,700	Year End Roll	1/14/2016
2015	102	FV	357,800	0	.		357,800	357,800	Year End	10/2/2014
2014	102	FV	354,100	0	.		354,100	354,100	Year End Roll	1/23/2014
2013	102	FV	333,200	0	.		333,200	333,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREENE,PATRICK	157-149		5/27/2020		550000	No	No			
YAROV,ALEXEI V	130-104		6/10/2014	PVT SALE	464000	No	No			
SHAH JAGRUTI C,	81-188		12/31/2003		390000	No	No			
GOLDSTEIN JOEL	U47-159		11/29/1993		225000	No	No			
MILLER WAYNE	U24-199		8/4/1986		235500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/19/2020	R-20-0077	WINDOWS	1,304	C				Replace one caseme
4/2/2020	R-20-0058	WINDOWS	2,022	C				Install 2 windows
12/12/2019	R-19-0212	WINDOWS	1,852	C				Replace one window

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

