

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GIESEKE ERIC J
Owner 2:	GIESEKE S DENISE
Owner 3:	
Street 1:	42 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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	0.0000		GR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	465,100		0.000		465,100
Total Card		465,100	0.000		465,100
Total Parcel		465,100	0.000		465,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 287.99		/Parcel: 287.99	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	465,100	0	.		465,100	465,100	Year End Roll	9/26/2019
2019	102	FV	419,300	0	.		419,300	419,300	Create Final value 2019	6/4/2019
2018	102	FV	419,300	0	.		419,300	419,300	Year End Roll	9/28/2017
2017	102	FV	388,800	0	.		388,800	388,800	Year End Roll	9/29/2016
2016	102	FV	381,200	0	.		381,200	381,200	Year End Roll	1/14/2016
2015	102	FV	362,100	0	.		362,100	362,100	Year End	10/2/2014
2014	102	FV	358,300	0	.		358,300	358,300	Year End Roll	1/23/2014
2013	102	FV	337,200	0	.		337,200	337,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GORDON, BRADLEY	U56-9		8/29/1996		237000	No	No	
FERRARA, DAWN T	U51-101		2/24/1995		236200	No	No	
HENSLEY KEVIN	U44-137		8/28/1992		220000	No	No	

TAX DISTRICT

PAT ACCT.

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
4/17/2004	M&L COMPLETE	615	
5/3/1996	MEAS/EXT INS	606	
4/11/1987	INSPECTED	601	

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

USER DEFINED

Prior Id # 1:	104 2 19
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/22/20	14:36:35

LAST REV

Date	Time
04/27/12	08:54:51

EXTERIOR INFORMATION

Type:	8	- CONDO-TNHS
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:	A	- AVERAGE

GENERAL INFORMATION

Grade:	C+	- AVG. (+)	
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:	1		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	15	- HEAT PUMP	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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

BATH FEATURES

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

OTHER FEATURES

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	3.920000076	
Name:	3	- GREENRIDGE

CONDO INFORMATION

Phys Cond:	GD	- Good	7.4%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			7.4%

DEPRECIATION

Basic \$ / SQ:	165.00
Size Adj.:	1.19236648
Const Adj.:	0.98000002
Adj \$ / SQ:	192.806
Other Features:	31365
Grade Factor:	1.12
Neighborhood Inf:	1.20000005
LUC Factor:	1.00
Adj Total:	502228
Depreciation:	37165
Depreciated Total:	465063

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	370500.0000
Juris. Factor:		Val/Su Fin:	287.99	
Special Features:	0	Val/Su Net:	211.41	
Final Total:	465100	Val/Su SzAd	355.04	

COMMENTS

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	6	BR	3	Bath	2	HB	1				

RESIDENTIAL GRID

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1 RMS 6 BRS 3 FL 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1 RMS 6 BRS 3 FL 2

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	2

SKETCH

UnSketched SubAreas:
 SFL: 660,
 FFL: 650,
 LLV: 610,
 WDK: 150,
 PAT: 130,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	660	192.810	127,252
FFL	1ST FLOOR	650	192.810	125,324
LLV	LOWR LEVEL	610	139.780	85,268
WDK	WOOD DECK	150	23.750	3,563
PAT	PATIO	130	7.000	910
Net Sketched Area:		2,200	Total:	342,316
Size Ad	1310	Gross Area	2200	FinArea 1615

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	0

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	

PARCEL ID

171 22 0 3 19

IMAGE*AssessPro* Patriot Properties, Inc

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