



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SLATER ELIZABETH TRACE
Owner 2:	
Owner 3:	
Street 1:	32 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PERKINS - JOHANNES KETTENMEIER-TSAI
Owner 2:	-
Street 1:	32 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 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		
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
102	448,200		0.000		448,200
Total Card		448,200	0.000		448,200
Total Parcel		448,200	0.000		448,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 288.42		/Parcel: 288.42	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
	04/10/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	448,200	0			448,200	448,200	Year End Roll	9/26/2019
2019	102	FV	404,000	0			404,000	404,000	Create Final value 2019	6/4/2019
2018	102	FV	404,000	0			404,000	404,000	Year End Roll	9/28/2017
2017	102	FV	374,600	0			374,600	374,600	Year End Roll	9/29/2016
2016	102	FV	367,300	0			367,300	367,300	Year End Roll	1/14/2016
2015	102	FV	348,900	0			348,900	348,900	Year End	10/2/2014
2014	102	FV	345,300	0			345,300	345,300	Year End Roll	1/23/2014
2013	102	FV	324,900	0			324,900	324,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PERKINS,JOHANNE	150-25		7/2/2018		494000	No	No			
PERKINS JACQUEL	106-47		11/4/2008	FAMILY	100	No	No			Jacqueline death cert #101 pg 149
PERKINS JACQUEL	101-149		10/29/2007	FAMILY	1	No	No			
TSAI, HAIPING P	U50-116		10/28/1994	FAMILY	0	No	No			DOC#1076801 DEATH CERT
TSAI, HAIPING P	U50-76		9/30/1994	FAMILY	1	No	No			
BOHN LORI/YALE	U41-6		3/15/1991		182000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/1/2018	7243	DEMOLITI	4,000	C				Demo existing kitc
9/15/2015	6227	WINDOWS	8,000	C				Replace 4 windows

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	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

