

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MATTHEWS TR JUNE LORRAINE
Owner 2:	
Owner 3:	JUNE L MATTHEWS 2011 TR
Street 1:	35 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MATTHEWS - JUNE L
Owner 2:	-
Street 1:	35 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, 1 HalfBaths, 0 3/4 Baths, 5 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	Legal Description	User Acct
102	493,600		0.000		493,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		248.48	/Parcel:	248.48	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	493,600	0	.		493,600	493,600	Year End Roll	9/26/2019
2019	102	FV	444,900	0	.		444,900	444,900	Create Final value 2019	6/4/2019
2018	102	FV	444,900	0	.		444,900	444,900	Year End Roll	9/28/2017
2017	102	FV	412,500	0	.		412,500	412,500	Year End Roll	9/29/2016
2016	102	FV	404,500	0	.		404,500	404,500	Year End Roll	1/14/2016
2015	102	FV	384,200	0	.		384,200	384,200	Year End	10/2/2014
2014	102	FV	380,200	0	.		380,200	380,200	Year End Roll	1/23/2014
2013	102	FV	357,700	0	.		357,700	357,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MATTHEWS,JUNE L	143-80		1/3/2017	CONVENIENC		1	No	No		
MATTHEWS TR,JUN	143-79		1/3/2017	CONVENIENC		1	No	No		
MATTHEWS JUNE L	118-99		10/25/2011	FAMILY		100	No	No		
MARCUVITA ANDRE	U48-28		1/7/1994		200000	No	No	No		
	U11-6		6/30/1982		122000	No	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2010	4496	RENOVATI	30,000	C	7/19/2011			kitch reno includi
3/18/1997	1147-97	FINISH	25,000	C	12/31/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2011	MEAS/EXT INS	618	G BOURGAULT
4/3/2004	M&L COMPLETE	615	
5/3/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

