

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHIANO WILLIAM T
Owner 2:	
Owner 3:	
Street 1:	12 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Roth - Andrew J
Owner 2:	Roth - Fran P
Street 1:	12 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, 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	Legal Description	User Acct
102	468,100		0.000		468,100	3104	0
							GIS Ref
							GIS Ref
							Insp Date
							04/10/12
Total Card			468,100	0.000	468,100	Entered Lot Size	
Total Parcel			468,100	0.000	468,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 301.22			/Parcel: 301.22		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	468,100	0	.		468,100	468,100	Year End Roll	9/26/2019
2019	102	FV	422,100	0	.		422,100	422,100	Create Final value 2019	6/4/2019
2018	102	FV	422,100	0	.		422,100	422,100	Year End Roll	9/28/2017
2017	102	FV	391,400	0	.		391,400	391,400	Year End Roll	9/29/2016
2016	102	FV	383,700	0	.		383,700	383,700	Year End Roll	1/14/2016
2015	102	FV	364,600	0	.		364,600	364,600	Year End	10/2/2014
2014	102	FV	360,700	0	.		360,700	360,700	Year End Roll	1/23/2014
2013	102	FV	332,700	0	.		332,700	332,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Roth,Andrew J	122-11		7/30/2012		375000	No	No			
VANDERMERWE LOU	82-184		4/20/2004		379000	No	No			
REDPATH NANCY S	U68-180		6/28/2000		330000	No	No			
TORIAN JUDITH C	61-186		7/1/1998		268000	No	No			
AMORUSO RENEE	U46-120		6/22/1993		189000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/27/2009	4160	KITCHEN	17,500	C	7/22/2010			Kitchen remodel
12/27/2006	3584	TEMPORAR		C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2012	MEAS/EXT INS	25	D ERSKINE
7/22/2010	PERMIT VISIT	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

