



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PATTERSON LISA MARCAURELLE
Owner 2:	
Owner 3:	
Street 1:	15 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	PHO - JOHNNY C
Owner 2:	PHO - ADA
Street 1:	15 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

**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 Infru	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	539,200		0.000		539,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 276.80						/Parcel: 276.80	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	499,100	0	.		499,100	499,100	Year End Roll	10/15/2020
2020	102	FV	499,100	0	.		499,100	499,100	Year End Roll	9/26/2019
2019	102	FV	449,800	0	.		449,800	449,800	Create Final value 2019	6/4/2019
2018	102	FV	449,800	0	.		449,800	449,800	Year End Roll	9/28/2017
2017	102	FV	417,100	0	.		417,100	417,100	Year End Roll	9/29/2016
2016	102	FV	408,900	0	.		408,900	408,900	Year End Roll	1/14/2016
2015	102	FV	388,500	0	.		388,500	388,500	Year End	10/2/2014
2014	102	FV	384,400	0	.		384,400	384,400	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PHO,JOHNNY C	160-42		1/15/2021		539,000	No	No			
	U6-149		5/21/1981		127,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/25/2019	R-19-0080	MANUAL	5,000	C				Replace one slidin
9/6/1996	1039-96	MANUAL	15,000	C	7/1/1997			FNH ATT

**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

