

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN RIDGE ESTATES LLC
Owner 2:	
Owner 3:	
Street 1:	78 HANCOCK STREET
Street 2:	
Twn/City:	BRAINTREE
St/Prov:	MA Cntry Own Occ:
Postal:	02184 Type:

PREVIOUS OWNER

Owner 1:	MASSACHUSETTS CENTERS INC -
Owner 2:	-
Street 1:	PO BOX 1100
Twn/City:	BEDFORD
St/Prov:	MA Cntry Own Occ:
Postal:	01730-1100 Type:

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1965, Having Primarily BRICK VENR Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 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	9	VARIED
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	0.000		RC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	222,200		0.000		222,200	Unit 2-1	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 287.82						/Parcel: 287.82	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	212,300	0	.		212,300	212,300	Year End Roll	10/19/2021
2021	102	FV	202,700	0	.		202,700	202,700	Year End Roll	10/15/2020
2020	102	FV	202,700	0	.		202,700	202,700	Year End Roll	9/26/2019
2019	102	FV	191,500	0	.		191,500	191,500	Create Final value 2019	6/4/2019
2018	102	FV	191,500	0	.		191,500	191,500	Year End Roll	9/28/2017
2017	102	FV	180,200	0	.		180,200	180,200	Year End Roll	9/29/2016
2016	102	FV	178,400	0	.		178,400	178,400	Year End Roll	1/14/2016
2015	102	FV	169,000	0	.		169,000	169,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MASSACHUSETTS C	46676-85		12/16/2005	CHD>SALE	7,000,000	No	No			

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

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	7 - CONDO-GRDN
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	8 - BRICK VENR
Sec Wall:	
Roof Struct:	8 - IRREGULAR
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

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

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

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

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	2.769999981
Name:	8 - RIDGE COURT

DEPRECIATION

Phys Cond:	AV - Average	17.1%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.1%

CALC SUMMARY

Basic \$ / SQ:	187.00
Size Adj.:	1.53549218
Const Adj.:	1.02899992
Adj \$ / SQ:	295.464
Other Features:	15000
Grade Factor:	1.00
Neighborhood Inf:	1.10000002
LUC Factor:	1.00
Adj Total:	268024
Depreciation:	45832
Depreciated Total:	222192

COMMENTS

RESIDENTIAL GRID

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	s:	4	BR	s:	2	Bath	s:	1	HB		

REMODELING RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	1

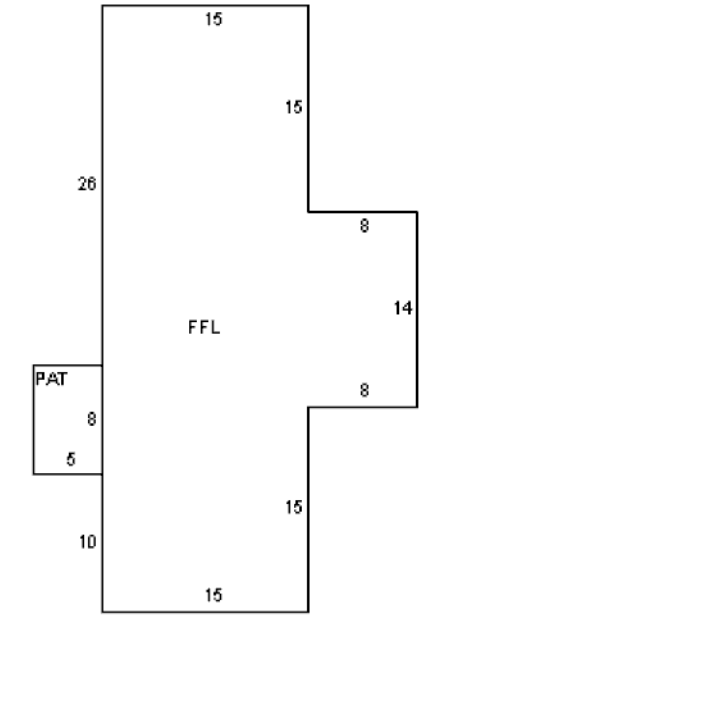
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

171 24 0 2 1	
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SKETCH



SUB AREA SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	1ST FLOOR	772	295.460	228,098						
PAT	PATIO	40	14.000	560						
Net Sketched Area:		812	Total:		228,658					
Size Ad	772	Gross Area	812	FinArea	772					

IMAGE AssessPro Patriot Properties, Inc

