



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		GREENRIDGE LN, LINCOLN
OWNERSHIP		
Unit #: _____		
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: _____

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	222,200		0.000		222,200	Unit 4-1
Total Card 222,200 0.000 222,200						Entered Lot Size
Total Parcel 222,200 0.000 222,200						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 287.82		/Parcel: 287.82		Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
04/10/12

PREVIOUS OWNER

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

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			

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2012	MEAS/EXT INS	25	D ERSKINE

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 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	0.000		RC																

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	RIDGE CT	Total:	SpI Credit	Total:
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