

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 |
| Postal: | 01730-1100 |

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 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 | 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 3-2 | |
| 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 |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 102 | FV | 222,200 | 0 | . | | 222,200 | 222,200 | Year end | 11/3/2022 |
| 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 |

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

