

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	RIDGE COURT CONDOMINIUM
Owner 2:	
Owner 3:	
Street 1:	78 HANCOCK STREET
Street 2:	
Twn/City:	BRAINTREE
St/Prov:	MA Cntry Own Occ: N
Postal:	02184 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 6.65 ACRES of land mainly classified as CONDO CONDO with a N/A Building built about , having primarily N/A E

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-2	General Res	100	water	A	SEPTIC
o	R-4	Planned Dev	100	Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	VARIED
s				Street	1	PAVED
t				Gas:	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
998	CONDO		122100		SQUARE FE	PRIME SITE		0	9.98	0.76	R3									924,447						924,400	
998	CONDO		3.84697		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									134,644						134,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	6.650		2,200	1,059,000	1,061,200
Total Card	6.650		2,200	1,059,000	1,061,200
Total Parcel	6.650		2,200	1,059,000	1,061,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	998	FV		2000	6.65	1,032,200	1,034,200		Year End Roll	12/2/2024
2024	998	FV		2000	6.65	995,400	997,400		Year end	11/9/2023
2023	998	FV		2000	6.65	925,900	927,900	927,900	Year end	11/3/2022
2022	998	FV		2000	6.65	848,100	850,100	850,100	Year End Roll	10/19/2021
2021	998	FV		2000	6.65	763,800	765,800	765,800	Year End Roll	10/15/2020
2020	998	FV		2000	6.65	763,800	765,800	765,800	Year End Roll	9/26/2019
2019	998	FV		2000	6.65	743,400	745,400	745,400	Create Final va	6/4/2019
2018	998	FV		2000	6.65	743,400	745,400	745,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN RIDGE E	47302-523		4/19/2006	OTHER		No	No		
MASSACHUSETTS C	46676-85		12/16/2005	CHD>SALE	7,000,000	No	No		
MAYNIDE, INC.	11396-711		9/19/1967		184,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2006	3354	ROOF		C				
2/10/2006	3350-3353	RENOVATI	97,500	C	6/23/2006			Rem apts 9 15 17 1
1/17/2006	3342	MANUAL	30,000	C	6/23/2006			rep windows update
7/24/2000	2025	ROOF		C	6/30/2001			
9/1/1999	1791	ROOF		C	5/19/2000			5/19/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2006	PERMIT VISIT	615	
5/19/2000	MEAS/EXT INS	610	
8/16/1994	MEAS/EXT INS	185	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 104 1 0

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PRINT**

Date	Time
09/26/25	14:12:28

**LAST REV**

Date	Time
06/25/25	13:58:49

meadorse

126

Parcel ID 171 24 0

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