

171

22

0

3

17

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 589,000 /
USE VALUE: 589,000 /
ASSESSed: 589,000 /

Total Card / Total Parcel
589,000 / 589,000
589,000 / 589,000
589,000 / 589,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCARTHY CHRISTOPHER
Owner 2:	DVASH NATALY
Owner 3:	
Street 1:	41 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GREENE - PATRICK
Owner 2:	GREENE - MICAH
Street 1:	41 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 CONDO-TNHS Building built about 1981, having primarily WOOD Exterior and 1564 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water	A			SEPTIC
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo				
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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.00	GR																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	GREENRID	Total:	SpI Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	589,000			589,000
Total Card	0.000	589,000			589,000
Total Parcel	0.000	589,000			589,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	376.60	/Parcel:	376.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	561,400	0	.		561,400		Year End Roll	12/2/2024
2024	102	FV	518,000	0	.		518,000		Year end	11/9/2023
2023	102	FV	513,900	0	.		513,900	513,900	Year end	11/3/2022
2022	102	FV	496,500	0	.		496,500	496,500	Year End Roll	10/19/2021
2021	102	FV	459,600	0	.		459,600	459,600	Year End Roll	10/15/2020
2020	102	FV	459,600	0	.		459,600	459,600	Year End Roll	9/26/2019
2019	102	FV	414,300	0	.		414,300	414,300	Create Final va	6/4/2019
2018	102	FV	414,300	0	.		414,300	414,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENE,PATRICK	157-149		5/27/2020		550,000	No	No		
YAROV,ALEXEI V	130-104		6/10/2014	PVT SALE	464,000	No	No		
SHAH JAGRUTI C,	81-188		12/31/2003		390,000	No	No		
GOLDSTEIN JOEL	U47-159		11/29/1993		225,000	No	No		
MILLER WAYNE	U24-199		8/4/1986		235,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2022	R-22-0283	INSULATI	1,263	C	2/20/2023			Blown in cellulose
5/19/2020	R-20-0077	WINDOWS	1,304	C				Replace one caseme
4/2/2020	R-20-0058	WINDOWS	2,022	C				Install 2 windows
12/12/2019	R-19-0212	WINDOWS	1,852	C				Replace one window

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



USER DEFINED

Prior Id # 1:	104 2 17
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 14:13:34
LAST REV
Date Time
05/12/23 10:13:10
blakeley
138

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Parcel ID 171 22 0 3 17

