

171

22

0

3

23

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

572,800 /

572,800 /

572,800 /

USE VALUE:

ASSESSed:

572,800 /

572,800 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EAPEN VINAY
Owner 2:	MATTHEWS ALLISON
Owner 3:	
Street 1:	44 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRUNELLE - TIMOTHY
Owner 2:	-
Street 1:	44 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 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	572,800			572,800
Total Card		0.000	572,800		572,800
Total Parcel		0.000	572,800		572,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 361.62		/Parcel: 361.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	560,700	0	.		560,700		Year End Roll	12/2/2024
2024	102	FV	517,000	0	.		517,000		Year end	11/9/2023
2023	102	FV	513,000	0	.		513,000	513,000	Year end	11/3/2022
2022	102	FV	494,400	0	.		494,400	494,400	Year End Roll	10/19/2021
2021	102	FV	457,600	0	.		457,600	457,600	Year End Roll	10/15/2020
2020	102	FV	457,600	0	.		457,600	457,600	Year End Roll	9/26/2019
2019	102	FV	412,400	0	.		412,400	412,400	Create Final va	6/4/2019
2018	102	FV	412,400	0	.		412,400	412,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRUNELLE,TIMOTH	00175-131		7/21/2025		610,000	No	No		
DOLINSKY,JOAN P	110-128		7/10/2018		455,000	No	No		
DOLINSKY JOAN P	110-128		1/5/2010	FAMILY		1	No	No	
DOLINSKY LARRY	U67-111		12/17/1999	CONVENIENC		1	No	No	
	U6-26		3/24/1981		121,550	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2022	R-22-0137	BATH	16,541	C				Remove existing tu

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
4/10/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	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 23
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:	

