

171

22

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15

1 of 1

CONDO

Town Of Lincoln

APPRaised: 501,200 /
USE VALUE: 501,200 /
ASSESSed: 501,200 /

Total Card / Total Parcel
501,200 / 501,200
501,200 / 501,200
501,200 / 501,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CANCIAN DAVID
Owner 2:	
Owner 3:	
Street 1:	51 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CANCIAN - DAVID
Owner 2:	HOXHA - IRIS
Street 1:	51 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 1451 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																

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	501,200			501,200
Total Card	0.000	501,200			501,200
Total Parcel	0.000	501,200			501,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	345.42	/Parcel:	345.42

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	478,800	0	.		478,800		Year End Roll	12/2/2024
2024	102	FV	442,100	0	.		442,100		Year end	11/9/2023
2023	102	FV	438,600	0	.		438,600	438,600	Year end	11/3/2022
2022	102	FV	437,300	0	.		437,300	437,300	Year End Roll	10/19/2021
2021	102	FV	404,800	0	.		404,800	404,800	Year End Roll	10/15/2020
2020	102	FV	378,600	0	.		378,600	378,600	Year End Roll	9/26/2019
2019	102	FV	341,400	0	.		341,400	341,400	Create Final va	6/4/2019
2018	102	FV	341,400	0	.		341,400	341,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANCIAN,DAVID	164-12		12/9/2021	FAMILY	520,000	No	No		
SARTORI,RUTH M	153-93		4/17/2019		475,000	No	No		
OKIN SUSAN M,	86-195		2/10/2005		399,000	No	No		
BEEREL ANNABEL	78-126		4/15/2003		385,000	No	No		
ASHE SARAH S,	58-199		8/15/1997		225,000	No	No		
KELLER, JOHN +	U48-186		5/18/1994		207,000	No	No		
SOWIZRAL PAUL	U28-172		6/30/1987		230,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2022	R-22-0281	SKYLIGHT	7,600	C				Install 3 new fixe
12/6/2021	R-21-0282	BATH	35,761	O	3/9/2022			Bathroom remodel
6/19/2020	R-20-0095	WOOD STO	6,000	C				Install Jotul F500

ACTIVITY INFORMATION

Date	Result	By	Name
3/15/2022	VISITED	625	J Frank
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 33
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 14:14:07
LAST REV
Date Time
02/08/23 13:45:20
blakeley
145

Parcel ID 171 22 0 5 15

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