

171

22

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5

15A

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 395,300 /
USE VALUE: 395,300 /
ASSESSed: 395,300 /

Total Card / Total Parcel
395,300 / 395,300
395,300 / 395,300
395,300 / 395,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLER SCOTT
Owner 2:	TOLENTINO MARK
Owner 3:	
Street 1:	52 GREENRIDGE LN UNIT 15A
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SANDERS - AMY N
Owner 2:	-
Street 1:	52 GREENRIDGE LN UNIT 15A
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 990 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 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	395,300			395,300
Total Card	0.000	395,300			395,300
Total Parcel	0.000	395,300			395,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	399.29	/Parcel:	399.29

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	377,200	0	.		377,200		Year End Roll	12/2/2024
2024	102	FV	348,200	0	.		348,200		Year end	11/9/2023
2023	102	FV	345,400	0	.		345,400	345,400	Year end	11/3/2022
2022	102	FV	335,000	0	.		335,000	335,000	Year End Roll	10/19/2021
2021	102	FV	310,100	0	.		310,100	310,100	Year End Roll	10/15/2020
2020	102	FV	310,100	0	.		310,100	310,100	Year End Roll	9/26/2019
2019	102	FV	279,600	0	.		279,600	279,600	Create Final va	6/4/2019
2018	102	FV	279,600	0	.		279,600	279,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERS,AMY N	173-1		8/30/2024	SALE RESTRIC	591,000	No	No		
SARTORI,ELISA M	161-93		5/14/2021		425,000	No	No		
SARTORI,ELISA M	155-52		8/15/2019	FAMILY	99	No	No		
ALTMAN SYLVIA,	U68-123		5/31/2000		255,000	No	No		
YUN CHRISTOPHER	61-30		5/7/1998		183,500	No	No		
ROTHSTEIN, PETE	U53-106		11/1/1995		155,000	No	No		DOC. 986502
MOLDAVE PETER	U40-60		9/27/1990		145,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2011	4744	RENOVATI	68,000	C	9/6/2011			reno existing kit

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
4/10/2012	MEAS/EXT INS	25	D ERSKINE
4/10/2004	M&L COMPLETE	615	
5/3/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
2868	0
	GIS Ref
	GIS Ref
	Insp Date
	11/20/24

Parcel ID	Entered Lot Size	Total Land:	Land Unit Type:
171 22 0 5 15A			
!146!			
PRINT		Date	Time
		09/26/25	14:14:13
LAST REV		Date	Time
		07/14/25	13:25:26
		apro	
		146	



USER DEFINED

Prior Id # 1:	104 2 35
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:	

