

171

22

0

2

5

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

593,600 /

593,600 /

593,600 /

USE VALUE:

ASSESSed:

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROGERS BRIAN L
Owner 2:	ROGERS THI MY THO
Owner 3:	
Street 1:	23 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROGERS - BRIAN L
Owner 2:	-
Street 1:	23 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, 5 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	593,600			593,600
Total Card	0.000	593,600			593,600
Total Parcel	0.000	593,600			593,600
Source:	Market Adj Cost	Total Value per SQ unit /Card: 379.54		/Parcel:	379.54

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	566,000	0	.		566,000		Year End Roll	12/2/2024
2024	102	FV	522,200	0	.		522,200		Year end	11/9/2023
2023	102	FV	518,100	0	.		518,100	518,100	Year end	11/3/2022
2022	102	FV	500,500	0	.		500,500	500,500	Year End Roll	10/19/2021
2021	102	FV	463,300	0	.		463,300	463,300	Year End Roll	10/15/2020
2020	102	FV	463,300	0	.		463,300	463,300	Year End Roll	9/26/2019
2019	102	FV	417,700	0	.		417,700	417,700	Create Final va	6/4/2019
2018	102	FV	417,700	0	.		417,700	417,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROGERS,BRIAN L	170-168		12/26/2023	CONVENIENC		1	No	No	
HELLER,ANN CZER	166-174		9/12/2022		525,000	No	No		
PINTO ROBERT W,	U73-200		12/24/2001		406,000	No	No		
PINTO CLARE	U44-47		6/8/1992	FAMILY		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2022	MEC-22-001	MECHANIC	5,500	O				Install 15,000 BTU
10/8/2022	R-22-0185	RENOVATI	101,000	O				Finish attic; reno

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 2 5
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 14:14:20

LAST REV

Date Time
01/28/25 09:11:08

apro
147

!147!

Parcel ID 171 22 0 2 5

Legal Description	User Acct
2098	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

