

171

22

0

2

7

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 644,800 /

Total Card /

Total Parcel

644,800

USE VALUE: 644,800 /

644,800

ASSESSed: 644,800 /

644,800

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAMILIEN GLENN
Owner 2:	
Owner 3:	
Street 1:	24 GREENRIDGE LN
Street 2:	UNIT 7
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	JIANG - ZHOU
Owner 2:	-
Street 1:	24 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 1948 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	644,800			644,800
Total Card	0.000	644,800			644,800
Total Parcel	0.000	644,800			644,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	331.01	/Parcel:	331.01

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	632,100	0	.		632,100		Year End Roll	12/2/2024
2024	102	FV	583,100	0	.		583,100		Year end	11/9/2023
2023	102	FV	578,600	0	.		578,600	578,600	Year end	11/3/2022
2022	102	FV	558,900	0	.		558,900	558,900	Year End Roll	10/19/2021
2021	102	FV	517,300	0	.		517,300	517,300	Year End Roll	10/15/2020
2020	102	FV	517,300	0	.		517,300	517,300	Year End Roll	9/26/2019
2019	102	FV	466,400	0	.		466,400	466,400	Create Final va	6/4/2019
2018	102	FV	466,400	0	.		466,400	466,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JIANG,ZHOU	172-11		5/30/2024		685,000	No	No		
BERNSTEIN TR,ME	138-1		12/11/2015		450,000	No	No		
BERNSTEIN TR,ME	129-105		3/24/2014	FAMILY	10	No	No		
KAMENS STEVEN M	U73-30		9/13/2001		435,000	No	No		
TANG LESTER,	U68-161		6/30/2000		385,000	No	No		
TANG THOMAS LC,	U59-194		12/1/1997		225,000	No	No		
TANG NORA/LISA	U42-18		8/28/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2025	Mec-25-0005	MECHANIC	15,000	C				Replace heat pump
11/15/2010	4605	MANUAL		C				wood pellet stove
2/11/2002	2432	RENOVATI	10,000	C	5/10/2003			cabinets & floorin
11/7/1995	850-95	MANUAL	6,000	C	7/1/1997			FN-ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
5/10/2016	SALES INSP	618	G BOURGAULT
4/10/2012	MEAS/EXT INS	25	D ERSKINE
4/3/2004	M&L COMPLETE	615	
5/10/2003	MEAS/EXT INS	615	
7/6/2002	ENTRY DENIED	613	
5/6/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
3678	0
	GIS Ref
	GIS Ref
	Insp Date
	11/20/24



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 2 7
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:	

!148!

PRINT

Date	Time
09/26/25	14:14:25

LAST REV

Date	Time
05/19/25	11:19:24

blakeley 148

