

171

22

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4

14

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

561,100 /

561,100

USE VALUE:

561,100 /

561,100

ASSESSed:

561,100 /

561,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZHAO YUECHAO
Owner 2:	LIU CHUQIAO
Owner 3:	
Street 1:	33 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BERNSTEIN MELVIN H -
Owner 2:	RIGSBY LAURA N -
Street 1:	33 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, 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

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	561,100			561,100
Total Card	0.000	561,100			561,100
Total Parcel	0.000	561,100			561,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	358.76	/Parcel:	358.76

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	549,500	0	.		549,500		Year End Roll	12/2/2024
2024	102	FV	506,800	0	.		506,800		Year end	11/9/2023
2023	102	FV	502,800	0	.		502,800	502,800	Year end	11/3/2022
2022	102	FV	486,000	0	.		486,000	486,000	Year End Roll	10/19/2021
2021	102	FV	449,900	0	.		449,900	449,900	Year End Roll	10/15/2020
2020	102	FV	449,900	0	.		449,900	449,900	Year End Roll	9/26/2019
2019	102	FV	405,500	0	.		405,500	405,500	Create Final va	6/4/2019
2018	102	FV	405,500	0	.		405,500	405,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNSTEIN MELVI	85-39		9/16/2004		373,000	No	No		
BERNSTEIN MELVI	U67-30		9/30/1999	CONVENIENC	10	No	No		
LEE DAVID	U45-196		3/26/1993		186,600	No	No		\$4100 SETTLEMNT COST

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
4/10/2012	MEAS/EXT INS	25	D ERSKINE
4/3/2004	M&L COMPLETE	615	
5/2/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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2026



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 201 14
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	14:14:46

LAST REV

Date	Time
01/28/25	09:44:24

apro	152
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