

171

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18

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 628,500 /
USE VALUE: 628,500 /
ASSESSed: 628,500 /

Total Card / Total Parcel
628,500 / 628,500
628,500 / 628,500
628,500 / 628,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MATTHEWS TR JUNE LORRAINE
Owner 2:	
Owner 3:	JUNE L MATTHEWS 2011 TR
Street 1:	35 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MATTHEWS - JUNE L
Owner 2:	-
Street 1:	35 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 1987 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 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

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	628,500			628,500
Total Card	0.000	628,500			628,500
Total Parcel	0.000	628,500			628,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	316.39	/Parcel:	316.39

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	598,700	0	.		598,700		Year End Roll	12/2/2024
2024	102	FV	552,200	0	.		552,200		Year end	11/9/2023
2023	102	FV	547,900	0	.		547,900	547,900	Year end	11/3/2022
2022	102	FV	533,200	0	.		533,200	533,200	Year End Roll	10/19/2021
2021	102	FV	493,600	0	.		493,600	493,600	Year End Roll	10/15/2020
2020	102	FV	493,600	0	.		493,600	493,600	Year End Roll	9/26/2019
2019	102	FV	444,900	0	.		444,900	444,900	Create Final va	6/4/2019
2018	102	FV	444,900	0	.		444,900	444,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTHEWS,JUNE L	143-80		1/3/2017	CONVENIENC	1	No	No		
MATTHEWS TR,JUN	143-79		1/3/2017	CONVENIENC	1	No	No		
MATTHEWS JUNE L	118-99		10/25/2011	FAMILY	100	No	No		
MARCUVITA ANDRE	U48-28		1/7/1994		200,000	No	No		
	U11-6		6/30/1982		122,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2010	4496	RENOVATI	30,000	C	7/19/2011			kitch reno includi
3/18/1997	1147-97	FINISH	25,000	C	12/31/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
7/19/2011	MEAS/EXT INS	618	G BOURGAULT
4/3/2004	M&L COMPLETE	615	
5/3/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	104 201 18
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 14:14:55
LAST REV
Date Time
01/28/25 09:49:58
apro
154

Parcel ID 171 22 0 4 18

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