

171

22

0

1

8

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

602,100 /

602,100

USE VALUE:

602,100 /

602,100

ASSESSed:

602,100 /

602,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CITY CHRISTOPHER
Owner 2:	
Owner 3:	
Street 1:	16 GREENRIDGE LN UNIT 8
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CHILDS - JEFFREY D
Owner 2:	TAYLOR - ELIZABETH A
Street 1:	16 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 1648 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	602,100			602,100
Total Card	0.000	602,100			602,100
Total Parcel	0.000	602,100			602,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	365.35	/Parcel:	365.35

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	590,100	0	.		590,100		Year End Roll	12/2/2024
2024	102	FV	544,400	0	.		544,400		Year end	11/9/2023
2023	102	FV	540,200	0	.		540,200	540,200	Year end	11/3/2022
2022	102	FV	522,000	0	.		522,000	522,000	Year End Roll	10/19/2021
2021	102	FV	483,200	0	.		483,200	483,200	Year End Roll	10/15/2020
2020	102	FV	483,200	0	.		483,200	483,200	Year End Roll	9/26/2019
2019	102	FV	435,600	0	.		435,600	435,600	Create Final va	6/4/2019
2018	102	FV	435,600	0	.		435,600	435,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHILDS,JEFFREY	161-63		5/4/2021		530,000	No	No		
PACKINEAU,JASON	131-141		5/20/2015		425,000	No	No		
VAN TR,AUSDALL	129-48		2/14/2014		375,000	No	No		
VAN AUSDALL GAY	62-167		9/17/1998	CONVENIENC	100	No	No		
MILLER, DAVID +	U49-156		7/29/1994		248,500	No	No		
	U18-47		11/9/1984		174,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2024	E-24-280		1,020	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
4/10/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	
5/3/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 201 8
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:	

!159!

PRINT

Date	Time
09/26/25	14:15:19

LAST REV

Date	Time
07/11/25	15:37:46

apro	159
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