

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PINE RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	BARLEX LD LLC
Owner 2:	
Owner 3:	
Street 1:	12 BARBERRY ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	CRG TR LLC -
Owner 2:	-
Street 1:	28 ATLANTIC AVE SUITE 232
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02110

NARRATIVE DESCRIPTION

This parcel contains 2.467 ACRES of land mainly classified as ONE FAM with a N/A Building built about , having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	Access
101	ONE FAM		0.63		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									22,050						22,100	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.467			820,500	820,500
Total Card	2.467			820,500	820,500
Total Parcel	2.467			820,500	820,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	2.467	797,300	797,300		Year End Roll	12/2/2024
2024	130	FV		0	2.467	778,900	778,900		Year end	11/9/2023
2023	130	FV		0	2.467	718,900	718,900	718,900	Year end	11/3/2022
2022	130	FV		0	2.467	651,700	651,700	651,700	Year End Roll	10/19/2021
2021	130	FV		0	2.467	578,900	578,900	578,900	Year End Roll	10/15/2020
2020	130	FV		0	2.467	578,900	578,900	578,900	Year End Roll	9/26/2019
2019	130	FV		0	2.467	561,300	561,300	561,300	Create Final va	6/4/2019
2018	130	FV		0	2.467	561,300	561,300	561,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRG TR LLC,	83679-176		1/15/2025		535,000	No	No		
DENORMANDIE,PHI	81441-64		4/19/2023	DIVORCE/ESTA	99	No	No		
MEYER RICHARD F	14011-190		7/17/1980	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2025	SH-25-12	SHEET MT	25,000	O				
12/26/2024	R-24-0245	NEW HOME	665,000	O				Construct 4 bd, 4

ACTIVITY INFORMATION

Date	Result	By	Name
12/30/2024		7	SB

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	116 21 0
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:	

Parcel ID 177 70 0
Entered Lot Size
Total Land:
Land Unit Type:
!413!
PRINT
Date Time
09/26/25 14:38:40
LAST REV
Date Time
07/22/25 13:25:48
apro
413

