

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHU TR IRENE H
Owner 2:	DECHRISTOFARO TR CYNTHIA A
Owner 3:	1 PINE RIDGE ROAD REALTY TRUST
Street 1:	1 PINE RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5001 Type:

PREVIOUS OWNER

Owner 1:	CHU - IRENE H
Owner 2:	DECHRISTOFARO - CYNTHIA A
Street 1:	1 PINE RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5001

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1955, having primarily WOOD SHING Exterior and 4654 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,155						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	777,300	13,300	799,600	1,590,200
Total Card 1.870 777,300 13,300 799,600 1,590,200					
Total Parcel 1.870 777,300 13,300 799,600 1,590,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		341.66	/Parcel: 341.66

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	684,500	12400	1.87	776,400	1,473,300		Year End Roll	12/2/2024
2024	101	FV	671,500	12400	1.87	761,000	1,444,900		Year end	11/9/2023
2023	101	FV	656,700	12400	1.87	701,000	1,370,100	1,370,100	Year end	11/3/2022
2022	101	FV	582,600	12400	1.87	633,800	1,228,800	1,228,800	Year End Roll	10/19/2021
2021	101	FV	511,600	12400	1.87	561,000	1,085,000	1,085,000	Year End Roll	10/15/2020
2020	101	FV	477,600	12400	1.87	561,000	1,051,000	1,051,000	Year End Roll	9/26/2019
2019	101	FV	475,700	12400	1.87	543,400	1,031,500	1,031,500	Create Final va	6/4/2019
2018	101	FV	475,700	12400	1.87	543,400	1,031,500	1,031,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHU,IRENE H	82529-44		3/1/2024	CONVENIENC	10	No	No		
CHU IRENE H,	35131-101		3/27/2002	CONVENIENC	1	No	No		
KRUSE ALICE EST	19278-199		8/19/1988		285,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2025	P-25-0037		4,000	C				
2/7/2023	R-23-0027	WDK	22,800	C				Install deck adjac
9/8/2022	R-22-0218	MANUAL	35,125	C	11/1/2022			Install 2 Enphase
10/29/2021	R-21-0250	RENO-ADD	315,000	C				Add a one story su
10/16/2017	6890	SOLAR PA	34,000	C				Install solar pane
7/14/2011	4793	RENO-ADD	250,000	C	6/8/2012			12x22 2story addit
10/25/2000	2116	ADDITION	150,000	C	6/25/2001			
1/24/1996	888-96	FINISH B	12,000	C	6/28/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2025	INFO FM PRMT	7	SB
6/8/2012	MEAS/EXT INS	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/25/2001	MEAS+INSPCTD	613	
1/13/1996	ENTRY DENIED	607	
12/5/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	116 6 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:	

