

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAMEL TR JOHN R
Owner 2:	
Owner 3:	JOHN R HAMEL LIVING TRUST
Street 1:	26 GREENRIDGE LN UNIT 11
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAMEL - JOHN R
Owner 2:	-
Street 1:	26 GREENRIDGE LN UNIT 11
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	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.	0.000	GR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	478,800		0.000		478,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 306.14						/Parcel: 306.14	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	478,800	0	.		478,800	478,800	Year End Roll	9/26/2019
2019	102	FV	431,800	0	.		431,800	431,800	Create Final value 2019	6/4/2019
2018	102	FV	431,800	0	.		431,800	431,800	Year End Roll	9/28/2017
2017	102	FV	400,400	0	.		400,400	400,400	Year End Roll	9/29/2016
2016	102	FV	392,600	0	.		392,600	392,600	Year End Roll	1/14/2016
2015	102	FV	372,900	0	.		372,900	372,900	Year End	10/2/2014
2014	102	FV	369,000	0	.		369,000	369,000	Year End Roll	1/23/2014
2013	102	FV	347,500	0	.		347,500	347,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAMEL,JOHN R	142-126		11/16/2016	FAMILY		1	No	No		
Rosiu,Cornell J	122-118		9/18/2012		398000	No	No			
CLARK NANCY L,	113-52		8/20/2010		410000	No	No			
GALLO ROGER,	85-162		11/4/2004		425740	No	No			
SHANKS, DAVID C	U57-161		4/24/1997		258000	No	No		DOC. # 1029562	
TOD, JANE N. TR	U54-36		1/22/1996		239000	No	No		DOC. 992832	
TOD JANE	U43-149		4/2/1992	CONVENIENC	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/22/2018	7177	ROOF	78,000	C				Strip & re-roof ru
10/15/2010	4582	MANUAL		C				install a wood pel
1/22/2002	2423	RENOVATI	5,000	C	7/6/2002			kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
7/6/2002	ENTRY DENIED	613	
5/4/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

