



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WADSWORTH ROBERT R
Owner 2:	MORITZ CATHERINE
Owner 3:	
Street 1:	43 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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 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.	0.000	GR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	455,300		0.000		455,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 291.11						/Parcel: 291.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	455,300	0	.		455,300	455,300	Year End Roll	9/26/2019
2019	102	FV	410,300	0	.		410,300	410,300	Create Final value 2019	6/4/2019
2018	102	FV	410,300	0	.		410,300	410,300	Year End Roll	9/28/2017
2017	102	FV	380,500	0	.		380,500	380,500	Year End Roll	9/29/2016
2016	102	FV	373,000	0	.		373,000	373,000	Year End Roll	1/14/2016
2015	102	FV	354,400	0	.		354,400	354,400	Year End	10/2/2014
2014	102	FV	350,600	0	.		350,600	350,600	Year End Roll	1/23/2014
2013	102	FV	329,700	0	.		329,700	329,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEWIS WILLIAM D	U46-141		6/30/1993		218000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2018	7117	MANUAL	4,000	C				Replace patio door

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2012	MEAS/EXT INS	25	D ERSKINE
4/3/2004	M&L COMPLETE	615	
5/2/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	104 2 21
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:	

PRINT

Date	Time
10/22/20	14:36:41

LAST REV

Date	Time
09/17/18	16:05:49

blakeley
140

EXTERIOR INFORMATION

Type:	8	- CONDO-TNHS
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:	A	- AVERAGE

GENERAL INFORMATION

Grade:	C+	- AVG. (+)
Year Blt:	1981	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:	1	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	3	- ELECTRIC
Heat Type:	15	- HEAT PUMP
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

Full Bath:	1	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: AVERAGE
A HBth:		Rating:
OthrFix:	1	Rating: AVERAGE

BATH FEATURES

Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Frpl:		Rating:
WSFlue:	1	Rating: AVERAGE

OTHER FEATURES

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	3.920000076	
Name:	3	- GREENRIDGE

CONDO INFORMATION

Phys Cond:	GD	- Good	7.4%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			7.4%

DEPRECIATION

Basic \$ / SQ:	165.00
Size Adj.:	1.18863642
Const Adj.:	0.99959999
Adj \$ / SQ:	196.047
Other Features:	24847
Grade Factor:	1.12
Neighborhood Inf:	1.20000005
LUC Factor:	1.00
Adj Total:	491714
Depreciation:	36387
Depreciated Total:	455328

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	363700.0000
Juris. Factor:		Val/Su Fin:	291.11	
Special Features:	0	Val/Su Net:	221.02	
Final Total:	455300	Val/Su SzAd:	344.92	

COMMENTS

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	6	BR	2	Bath	1	HB	1			

RESIDENTIAL GRID

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	1 6 2 2

REMODELING

No Unit	RMS	BRS	FL
1	6	2	2
Totals			
1	6	2	2

RES BREAKDOWN

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	1 6 2 2

SKETCH

UnSketched SubAreas:
SFL: 660,
FFL: 660,
LLV: 610,
PAT: 130,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	660	196.050	129,391	
SFL	2ND FLOOR	660	196.050	129,391	
LLV	LOWR LEVEL	610	133.310	81,320	
PAT	PATIO	130	7.000	910	
Net Sketched Area:		2,060	Total:	341,012	
Size Ad	1320	Gross Area	2060	FinArea	1564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	

More:	N	Total Yard Items:		Total Special Features:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc

