

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRUNELLE TIMOTHY
Owner 2:	
Owner 3:	
Street 1:	44 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DOLINSKY - JOAN PLATT
Owner 2:	DOLINSKY - LARRY R
Street 1:	44 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(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	457,600		0.000		457,600	2106	0
							GIS Ref
							GIS Ref
							Insp Date
							04/10/12
Total Card 457,600 0.000 457,600							Entered Lot Size
Total Parcel 457,600 0.000 457,600							Total Land:
Source: Market Adj Cost Total Value per SQ unit /Card: 288.89 /Parcel: 288.89							Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	457,600	0	.		457,600	457,600	Year End Roll	9/26/2019
2019	102	FV	412,400	0	.		412,400	412,400	Create Final value 2019	6/4/2019
2018	102	FV	412,400	0	.		412,400	412,400	Year End Roll	9/28/2017
2017	102	FV	382,400	0	.		382,400	382,400	Year End Roll	9/29/2016
2016	102	FV	374,900	0	.		374,900	374,900	Year End Roll	1/14/2016
2015	102	FV	356,100	0	.		356,100	356,100	Year End	10/2/2014
2014	102	FV	352,400	0	.		352,400	352,400	Year End Roll	1/23/2014
2013	102	FV	331,400	0	.		331,400	331,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOLINSKY,JOAN P	110-128		7/10/2018		455000	No	No			
DOLINSKY JOAN P	110-128		1/5/2010	FAMILY		1	No	No		
DOLINSKY LARRY	U67-111		12/17/1999	CONVENIENC		1	No	No		
	U6-26		3/24/1981		121550	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/3/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

