

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	OHLSTEN CONSTANCE K
Owner 2:	OHLSTEN RICHARD E
Owner 3:	
Street 1:	45 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	463,200		0.000		463,200		0
							GIS Ref
							GIS Ref
							Insp Date
							11/19/18
Total Card	463,200		0.000		463,200	Entered Lot Size	
Total Parcel	463,200		0.000		463,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 287.52		/Parcel:	287.52	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	463,200	0			463,200	463,200	Year End Roll	9/26/2019
2019	102	FV	417,600	0			417,600	417,600	Create Final value 2019	6/4/2019
2018	102	FV	417,600	0			417,600	417,600	Year End Roll	9/28/2017
2017	102	FV	387,300	0			387,300	387,300	Year End Roll	9/29/2016
2016	102	FV	379,700	0			379,700	379,700	Year End Roll	1/14/2016
2015	102	FV	360,700	0			360,700	360,700	Year End	10/2/2014
2014	102	FV	356,900	0			356,900	356,900	Year End Roll	1/23/2014
2013	102	FV	335,900	0			335,900	335,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURTON MICHAEL	U55-2		5/30/1996		237500	No	No			
CHEEK JACK T TR	U48-42		1/21/1994		200500	No	No			
LOALLICK STEPHE	U42-132		12/23/1991		170000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/21/2010	4376	RENOVATI	25,000	C	7/15/2010			fin attic space;fr
2/3/2009	4108	ADDITION	10,000	C	4/29/2009			ADDITIONAL CHARGE
12/15/2008	4108	RENOVATI	8,000	C	4/29/2009			new bth w/shower a
8/6/2008	4018	RENOVATI	25,000	C	11/25/2008			reno kit;bathvanit

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2018	MEAS/EXT INS	618	G BOURGAULT
7/15/2010	MEAS/EXT INS	25	D ERSKINE
4/29/2009	LEFT NOTICE	25	D ERSKINE
5/1/2004	M&L COMPLETE	615	
4/17/2004	M&L EXTERIOR	615	
5/3/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

