

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ECHMALIAN JAMES P
Owner 2:	ECHMALIAN BONNIE R
Owner 3:	
Street 1:	46 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HONG - PHAT
Owner 2:	THAI - TRAN
Street 1:	46 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, 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 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	480,300		0.000		480,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 307.10						/Parcel: 307.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	480,300	0	.		480,300	480,300	Year End Roll	9/26/2019
2019	102	FV	433,400	0	.		433,400	433,400	Create Final value 2019	6/4/2019
2018	102	FV	433,400	0	.		433,400	433,400	Year End Roll	9/28/2017
2017	102	FV	401,800	0	.		401,800	401,800	Year End Roll	9/29/2016
2016	102	FV	389,000	0	.		389,000	389,000	Year End Roll	1/14/2016
2015	102	FV	369,500	0	.		369,500	369,500	Year End	10/2/2014
2014	102	FV	365,600	0	.		365,600	365,600	Year End Roll	1/23/2014
2013	102	FV	344,400	0	.		344,400	344,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HONG,PHAT	136-19		7/29/2015		440000	No	No			
BOYLE DONALD J,	105-11		7/31/2008		443000	No	No			
SPREADBURY ROBE	U30-80		11/3/1987		254000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	SALES INSP	618	G BOURGAULT
4/10/2012	MEAS/EXT INS	25	D ERSKINE
4/3/2004	M&L COMPLETE	615	
5/3/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

