

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JIANG ZHOU
Owner 2:	
Owner 3:	
Street 1:	24 GREENRIDGE LN
Street 2:	UNIT 7
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BERNSTEIN TR - MELVIN H
Owner 2:	BERNSTEIN TR - LAURA N
Street 1:	24 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 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
102	517,300		0.000		517,300	3678
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 265.55						/Parcel: 265.55

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	517,300	0	.		517,300	517,300	Year End Roll	9/26/2019
2019	102	FV	466,400	0	.		466,400	466,400	Create Final value 2019	6/4/2019
2018	102	FV	466,400	0	.		466,400	466,400	Year End Roll	9/28/2017
2017	102	FV	432,500	0	.		432,500	432,500	Year End Roll	9/29/2016
2016	102	FV	424,000	0	.		424,000	424,000	Year End Roll	1/14/2016
2015	102	FV	402,800	0	.		402,800	402,800	Year End	10/2/2014
2014	102	FV	398,600	0	.		398,600	398,600	Year End Roll	1/23/2014
2013	102	FV	375,100	0	.		375,100	375,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BERNSTEIN TR,ME	138-1		12/11/2015		450000	No	No			
BERNSTEIN TR,ME	129-105		3/24/2014	FAMILY	10	No	No			
KAMENS STEVEN M	U73-30		9/13/2001		435000	No	No			
TANG LESTER,	U68-161		6/30/2000		385000	No	No			
TANG THOMAS LC,	U59-194		12/1/1997		225000	No	No			
TANG NORA/LISA	U42-18		8/28/1991	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/15/2010	4605	MANUAL		C				wood pellet stove
2/11/2002	2432	RENOVATI	10,000	C	7/6/2002			cabinets & floorin
11/7/1995	850-95	MANUAL	6,000	C	7/1/1997			FN-ATTIC

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	
5/10/2003	MEAS/EXT INS	615	
7/6/2002	ENTRY DENIED	613	
5/6/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

