



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KELLETT MICHAEL J
Owner 2:	KELLETT LINDA
Owner 3:	
Street 1:	31 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VASANTH - SHIVAKUMAR
Owner 2:	KRISHNAMURTHY - KALYANI
Street 1:	31 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, 7 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 Influ	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	508,600		0.000		508,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 261.09						/Parcel: 261.09	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	508,600	0	.		508,600	508,600	Year End Roll	9/26/2019
2019	102	FV	458,600	0	.		458,600	458,600	Create Final value 2019	6/4/2019
2018	102	FV	458,600	0	.		458,600	458,600	Year End Roll	9/28/2017
2017	102	FV	425,200	0	.		425,200	425,200	Year End Roll	9/29/2016
2016	102	FV	416,900	0	.		416,900	416,900	Year End Roll	1/14/2016
2015	102	FV	396,000	0	.		396,000	396,000	Year End	10/2/2014
2014	102	FV	391,900	0	.		391,900	391,900	Year End Roll	1/23/2014
2013	102	FV	368,800	0	.		368,800	368,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VASANTH,SHIVAKU	155-148		9/30/2019		505000	No	No			
CROWLES,KAREN M	140-11		5/31/2016		500000	No	No			
ROTHSTEIN,PETER	126-79		7/2/2013		412500	No	No			
PASIEKA, JOHN F	U52-97		7/18/1995		231500	No	No			
RYEL JO ANN	U37-52		9/29/1989		242800	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/12/2014	5976	WINDOWS	1,646	C				Replace one caseme
7/26/2011	4801	RENOVATI	17,000	C	9/15/2011			reno existing 3rd
11/28/2006	3577	MANUAL		C				Install wood burni

ACTIVITY INFORMATION

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

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

EXTERIOR INFORMATION

Table with exterior details: 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

BATH FEATURES

Table with bath details: Full Bath 2 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

COMMENTS

Large empty box for comments.

SKETCH

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1981, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: ., Const Mod: , Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1 Rating: AVERAGE, A Kits: Rating: , Frpl: 1 Rating: AVERAGE, WSFlue: 1 Rating: AVERAGE

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 4.360000134, Name: 3 - GREENRIDGE

RESIDENTIAL GRID

Table with residential grid: 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 RMs: 7 BRs: 3 Baths: 2 HB 1

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 4 - CARPET, 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

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 7.4%, Functional: %, Economic: %, Special: %, Override: , Total: 7.4%

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 7 3 2, Totals 1 7 3

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 165.00, Size Adj.: 1.07852113, Const Adj.: 0.98000002, Adj \$ / SQ: 174.397, Other Features: 34682, Grade Factor: 1.12, Neighborhood Inf: 1.20000005, LUC Factor: 1.00, Adj Total: 549248, Depreciation: 40644, Depreciated Total: 508603

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val 356200.0000, Juris. Factor: Val/Su Fin: 261.09, Special Features: 0 Val/Su Net: 196.07, Final Total: 508600 Val/Su SzAd 298.47

SPEC FEATURES/YARD ITEMS

Large table for spec features and yard items with columns: 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

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 660 174.400 115,102, SFL 2ND FLOOR 660 174.400 115,102, LLV LOWR LEVEL 610 118.590 72,340, TFL 3RD FLOOR 384 174.400 66,968, WDK WOOD DECK 150 23.750 3,563, PAT PATIO 130 7.000 910, Net Sketched Area: 2,594 Total: 373,984, Size Ad 1704 Gross Area 2594 FinArea 1948

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, LLV 100 FLA 40 A 0

IMAGE

AssessPro Patriot Properties, Inc

