

Town Of Lincoln



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZHAO YUECHAO
Owner 2:	LIU CHUQIAO
Owner 3:	
Street 1:	33 GREENRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BERNSTEIN MELVIN H -
Owner 2:	RIGSBY LAURA N -
Street 1:	33 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	0.0000		GR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	449,900		0.000		449,900
Total Card 449,900 0.000 449,900					
Total Parcel 449,900 0.000 449,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 287.66		/Parcel: 287.66	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	04/10/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	449,900	0			449,900	449,900	Year End Roll	9/26/2019
2019	102	FV	405,500	0			405,500	405,500	Create Final value 2019	6/4/2019
2018	102	FV	405,500	0			405,500	405,500	Year End Roll	9/28/2017
2017	102	FV	376,000	0			376,000	376,000	Year End Roll	9/29/2016
2016	102	FV	368,600	0			368,600	368,600	Year End Roll	1/14/2016
2015	102	FV	350,200	0			350,200	350,200	Year End	10/2/2014
2014	102	FV	346,500	0			346,500	346,500	Year End Roll	1/23/2014
2013	102	FV	325,900	0			325,900	325,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BERNSTEIN MELVI	85-39		9/16/2004		373000	No	No			
BERNSTEIN MELVI	U67-30		9/30/1999	CONVENIENC	10	No	No			
LEE DAVID	U45-196		3/26/1993		186600	No	No		\$4100 SETTLEMNT COST	

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
4/3/2004	M&L COMPLETE	615	
5/2/1996	MEAS+INSPCTD	606	
4/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

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

Full Bath:	1	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

BATH FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

OTHER FEATURES

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	3.920000076
Name:	3 - GREENRIDGE

CONDO INFORMATION

Phys Cond:	GD - Good	7.4%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.4%

DEPRECIATION

Basic \$ / SQ:	165.00
Size Adj.:	1.18863642
Const Adj.:	0.98000002
Adj \$ / SQ:	192.203
Other Features:	28047
Grade Factor:	1.12
Neighborhood Inf:	1.20000005
LUC Factor:	1.00
Adj Total:	485830
Depreciation:	35951
Depreciated Total:	449878

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	349400.0000
Juris. Factor:		Val/Su Fin:	287.66	
Special Features:	0	Val/Su Net:	233.11	
Final Total:	449900	Val/Su SzAd	340.83	

COMMENTS

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	RM	6	BR	2	Bath	1	HB	1				

RESIDENTIAL GRID

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	1 6 2 2

REMODELING

No Unit	RMS	BRS	FL
1	6	2	2
Totals			
1	6	2	2

RES BREAKDOWN

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	1 6 2 2

SKETCH

UnSketched SubAreas:
SFL: 660,
FFL: 660,
LLV: 610,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	660	192.200	126,854	
SFL	2ND FLOOR	660	192.200	126,854	
LLV	LOWR LEVEL	610	130.700	79,726	
Net Sketched Area:		1,930	Total:	333,434	
Size Ad	1320	Gross Area	1930	FinArea	1564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	0

SPEC FEATURES/YARD ITEMS

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

PARCEL ID

171 22 0 4 14

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Features:		Total:	
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