

Town Of Lincoln



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN RIDGE ESTATES LLC
Owner 2:	
Owner 3:	
Street 1:	78 HANCOCK STREET
Street 2:	
Twn/City:	BRAINTREE
St/Prov:	MA Cntry Own Occ:
Postal:	02184 Type:

PREVIOUS OWNER

Owner 1:	MASSACHUSETTS CENTERS INC -
Owner 2:	-
Street 1:	PO BOX 1100
Twn/City:	BEDFORD
St/Prov:	MA Cntry
Postal:	01730-1100

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1965, Having Primarily BRICK VENR Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 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	9	VARIED
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	0.000		RC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	203,800		0.000		203,800
Unit 3-3					
Legal Description					
Entered Lot Size					
Total Land:					
Land Unit Type:					
Total Card		203,800	0.000		203,800
Total Parcel		203,800	0.000		203,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 263.99		/Parcel: 263.99	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	203,800	0	.		203,800	203,800	Year End Roll	9/26/2019
2019	102	FV	192,600	0	.		192,600	192,600	Create Final value 2019	6/4/2019
2018	102	FV	192,600	0	.		192,600	192,600	Year End Roll	9/28/2017
2017	102	FV	181,300	0	.		181,300	181,300	Year End Roll	9/29/2016
2016	102	FV	179,400	0	.		179,400	179,400	Year End Roll	1/14/2016
2015	102	FV	169,900	0	.		169,900	169,900	Year End	10/2/2014
2014	102	FV	168,000	0	.		168,000	168,000	Year End Roll	1/23/2014
2013	102	FV	157,800	0	.		157,800	157,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MASSACHUSETTS C	46676-85		12/16/2005	CHD>SALE	7000000	No	No			

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

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

USER DEFINED

Prior Id # 1:	104 1 11
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/22/20	19:29:57

LAST REV

Date	Time
04/26/12	15:14:40

brennanp
2747

EXTERIOR INFORMATION

Table with exterior details: Type: 7 - CONDO-GRDN, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 8 - BRICK VENR, Sec Wall: %, Roof Struct: 8 - IRREGULAR, Roof Cover: 1 - ASPHALT, Color: View / Desir: A - AVERAGE

GENERAL INFORMATION

Table with general details: Grade: C - AVERAGE, Year Blt: 1965, Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdct:, Fact: Const Mod:, Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL:, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 15 - CARPET, Sec Floors: %, Bsmnt Flr:, Bsmnt Gar:, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: % Sprinkled

SPEC FEATURES/YARD ITEMS

Table 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

BATH FEATURES

Table with bath details: Full Bath: 1, Rating: AVERAGE, A Bath:, Rating:, 3/4 Bath:, Rating:, A 3QBth, Rating:, 1/2 Bath:, Rating:, A HBth:, Rating:, OthrFix:, Rating:

OTHER FEATURES

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

CONDO INFORMATION

Table with condo details: Location: E - END UNIT, Total Units:, Floor: 2 - 2ND FLOOR, % Own: 2.779999971, Name: 8 - RIDGE COURT

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 13.%, Functional: %, Economic: %, Special: %, Override: %, Total: 13.3%

CALC SUMMARY

Table with calculations: Basic \$ / SQ: 170.00, Size Adj.: 1.53549218, Const Adj.: 1.02899992, Adj \$ / SQ: 268.604, Other Features: 15000, Grade Factor: 1.00, Neighborhood Inf: 1.04999995, LUC Factor: 1.00, Adj Total: 235076, Depreciation: 31265, Depreciated Total: 203811

COMMENTS

Empty table for comments.

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: 4, BRs: 2, Baths: 1, HB

REMODELING

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

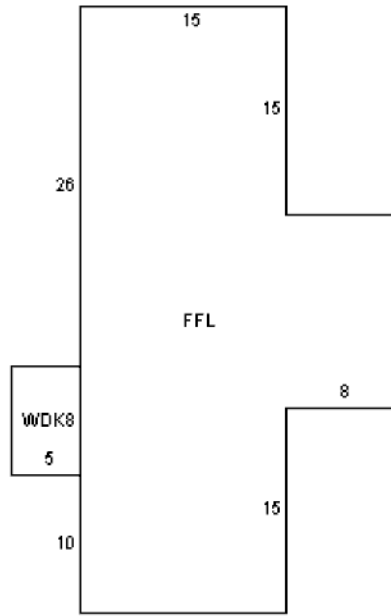
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 4, 2, 1, Totals, 1, 4, 2

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ:, AvRate:, Ind.Val: 213800.0000, Juris. Factor:, Val/Su Fin: 263.99, Special Features: 0, Val/Su Net: 250.99, Final Total: 203800, Val/Su SzAd: 263.99

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, FFL 1ST FLOOR 772 268.600 207,362, WDK WOOD DECK 40 38.000 1,520, Net Sketched Area: 812, Total: 208,882, Size Ad 772, Gross Area 812, FinArea 772

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 171 24 0 3 3