

103
Map

13
Lot

0
Sublot

18
Building

18L
Unit

1 of 1
CARD

CONDOS

Town Of Lincoln

APPRaised: 689,000 /
USE VALUE: 689,000 /
ASSESSed: 689,000 /

Total Card / Total Parcel
689,000 / 689,000
689,000 / 689,000
689,000 / 689,000



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	L	INDIAN CAMP LN, LINCOLN

OWNERSHIP

Owner 1:	MEHRA FAMILY LLC
Owner 2:	
Owner 3:	
Street 1:	341 MARRETT RD UNIT 12
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	MEHRA - SAMIR
Owner 2:	PANCHMIA - SHIVANI
Street 1:	341 MARRETT RD UNIT 12
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1991, having primarily CLAPBOARD Exterior and 2109 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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.	0.00	BR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	689,000			689,000
Total Card	0.000	689,000			689,000
Total Parcel	0.000	689,000			689,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	326.73	/Parcel:	326.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	647,700	0	.		647,700		Year End Roll	12/2/2024
2024	102	FV	606,200	0	.		606,200		Year end	11/9/2023
2023	102	FV	577,300	0	.		577,300	577,300	Year end	11/3/2022
2022	102	FV	566,000	0	.		566,000	566,000	Year End Roll	10/19/2021
2021	102	FV	525,700	0	.		525,700	525,700	Year End Roll	10/15/2020
2020	102	FV	486,800	0	.		486,800	486,800	Year End Roll	9/26/2019
2019	102	FV	471,200	0	.		471,200	471,200	Create Final va	6/4/2019
2018	102	FV	471,200	0	.		471,200	471,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEHRA,SAMIR	78525-442		8/23/2021	CONVENIENC	99	No	No		
LI JIE,	40600-91		8/25/2003		396,000	No	No		
GANKIN YURIY V,	31625-458		6/29/2000		330,000	No	No		
GROSSMAN, RANDY	26656-430		9/10/1996		220,000	No	No		
LINCOLN HOUSE A	21725-505		1/31/1992		201,250	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2021	C-21-0035	MANUAL	1,500	C	3/21/2022			Replace deck floor
1/13/1997	1116-97	FINISH B	5,000	C	7/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2012	MEAS/EXT INS	25	D ERSKINE
1/17/2001	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 CONDO Prime NB Desc BATTLE Total: SpL Credit Total:

