103	13	0	22	22B	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	235,800	/	235,800
USE VALUE:	235,800	/	235,800
ASSESSED:	176,700	/	176,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	B	INDIAN CAMP LN, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	MANUEL JOHN
Owner 2:	
Owner 3:	
Street 1:	22B INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1989, having primarily CLAPBOARD Exterior and 1125 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	235,800			235,800
Total Card	0.000	176,700			176,700
Total Parcel	0.000	176,700			176,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 157.07 | /Parcel: 157.07

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/04/24

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 103 13 0 22 22B

!1639!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	207,700	0	.		207,700		Year End Roll	12/2/2024
2024	102	FV	195,000	0	.		195,000		Year end	11/9/2023
2023	102	FV	185,700	0	.		185,700	185,700	Year end	11/3/2022
2022	102	FV	163,200	0	.		163,200	163,200	Year End Roll	10/19/2021
2021	102	FV	148,000	0	.		148,000	148,000	Year End Roll	10/15/2020
2020	102	FV	137,100	0	.		137,100	137,100	Year End Roll	9/26/2019
2019	102	FV	132,700	0	.		132,700	132,700	Create Final va	6/4/2019
2018	102	FV	132,700	0	.		132,700	132,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:49:24

LAST REV

Date	Time
01/15/25	16:16:36
apro	

PAT ACCT. 1639

USER DEFINED

Prior Id # 1:	6 10 22B
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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN HOUSE A	20074-417		9/14/1989	OTHER	86,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2024	MEAS/EXT INS	6	JN
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/13/2004	M&L EXTERIOR	615	

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

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.	0.00	BR																

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

EXTERIOR INFORMATION

Type:	8 - CONDO-TNHS
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:	-226400		

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:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.745999992
Name:	1 - BATTLE ROAD

DEPRECIATION

Phys Cond:	AV - Average	9.9 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		9.9 %

CALC SUMMARY

Basic $ / SQ:	198.00
Size Adj.:	1.27333331
Const Adj.:	0.98000002
Adj $ / SQ:	247.078
Other Features:	22394
Grade Factor:	1.10
NBHD Inf:	1.53999996
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513037
Depreciation:	50791
Depreciated Total:	462247

COMMENTS

AFFORDABLE UNIT .

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	5	2	
Totals			
0			

SKETCH

UnSketched SubAreas:
SFL: 562,
FFL: 563,
PAT: 64,
OFP: 96,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	563	247.080	139,105
SFL	2ND FLOOR	562	247.080	138,858
OFP	OPEN PORCH	96	16.050	1,541
PAT	PATIO	64	14.980	959

Net Sketched Area:	1,285			Total:	280,463
Size Ad	1125	Gross Area	1285	FinArea	1125

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

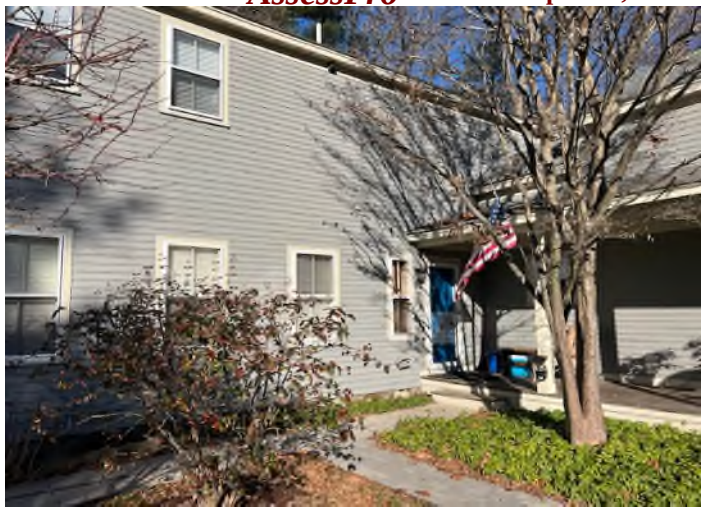
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 61000.00000

Juris. Factor:		Before Depr:	418.55
Special Features:	0	Val/Su Net:	183.50
Final Total:	235800	Val/Su SzAd	209.60

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 103 13 0 22 22B

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

More:	N	Total Yard Items:		Total Special Featues:	Total: