103	13	0	26	26B	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	235,300	/	235,300
USE VALUE:	235,300	/	235,300
ASSESSED:	176,500	/	176,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	FELSHEIM NANCY E
Owner 2:	
Owner 3:	
Street 1:	26B INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	SHANSKY ALAN -
Owner 2:	-
Street 1:	26B INDIAN CAMP LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1119

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 1114 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	235,300			235,300
Total Card	0.000	176,500			176,500
Total Parcel	0.000	176,500			176,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 158.44 | /Parcel: 158.44

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
0			12/03/24

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 103 13 0 26 26B

!1653!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	207,500	0	.		207,500		Year End Roll	12/2/2024
2024	102	FV	192,800	0	.		192,800		Year end	11/9/2023
2023	102	FV	183,700	0	.		183,700	183,700	Year end	11/3/2022
2022	102	FV	161,600	0	.		161,600	161,600	Year End Roll	10/19/2021
2021	102	FV	146,600	0	.		146,600	146,600	Year End Roll	10/15/2020
2020	102	FV	135,700	0	.		135,700	135,700	Year End Roll	9/26/2019
2019	102	FV	131,400	0	.		131,400	131,400	Create Final va	6/4/2019
2018	102	FV	131,400	0	.		131,400	131,400	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:51:03

LAST REV

Date	Time
01/15/25	16:11:46
apro	

USER DEFINED

Prior Id # 1:	6 10 26B
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

PAT ACCT. 1653

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANSKY ALAN,	27930-441		12/2/1997	OTHER	86,000	No	No		MHFA sale
LINCOLN HOUSE A	20059-468		9/6/1989	OTHER	86,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2022	MEC-22-001	MECHANIC	17,800	C				Replace air handle
3/9/2017	6681	RENOVATI	10,000	C				Remodel bathroom;

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
12/12/2018	PERMIT VISIT	622	K Cuoco
11/14/2018	PERMIT VISIT	622	K Cuoco
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/24/2004	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:	-221900		

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:	0.118840002
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.:	1.27899456
Const Adj.:	0.98000002
Adj $ / SQ:	248.176
Other Features:	22390
Grade Factor:	1.10
NBHD Inf:	1.53999996
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507408
Depreciation:	50233
Depreciated Total:	457174

COMMENTS

AFFORDABLE UNIT .

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: 5		BRs: 2			Baths: 1				HB 1		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	2
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 76000.00000

Juris. Factor:		Before Depr:	420.41
Special Features:	0	Val/Su Net:	203.55
Final Total:	235300	Val/Su SzAd	211.22

SKETCH

UnSketched SubAreas:
SFL: 557,
FFL: 557,
OFP: 42,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	557	248.180	138,234
SFL	2ND FLOOR	557	248.180	138,234
OFP	OPEN PORCH	42	16.050	674

Net Sketched Area:	1,156			Total:	277,142
Size Ad	1114	Gross Area	1156	FinArea	1114

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103 13 0 26 26B

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:	