

103

13

0

28

28R

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

527,900 /

527,900 /

527,900 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

527,900 /

527,900 /

ASSESSED:

527,900 /

527,900 /

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	R	INDIAN CAMP LN, LINCOLN

OWNERSHIP

Owner 1:	NOCERA JEROME E
Owner 2:	
Owner 3:	
Street 1:	22 LISA LANE
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry Own Occ: Y
Postal:	02452 Type:

PREVIOUS OWNER

Owner 1:	MIROFF - GLENN F
Owner 2:	-
Street 1:	28R 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 1420 Square Feet, with 1 Unit, 2 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																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	BATTLE	Total:		SpI Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	527,900			527,900
Total Card	0.000	527,900			527,900
Total Parcel	0.000	527,900			527,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	371.76	/Parcel:	371.76

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	495,800	0	.		495,800		Year End Roll	12/2/2024
2024	102	FV	463,900	0	.		463,900		Year end	11/9/2023
2023	102	FV	441,800	0	.		441,800	441,800	Year end	11/3/2022
2022	102	FV	303,400	0	.		303,400	303,400	Year End Roll	10/19/2021
2021	102	FV	269,800	0	.		269,800	269,800	Year End Roll	10/15/2020
2020	102	FV	249,800	0	.		249,800	249,800	Year End Roll	9/26/2019
2019	102	FV	241,700	0	.		241,700	241,700	Create Final va	6/4/2019
2018	102	FV	241,700	0	.		241,700	241,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIROFF, GLENN F	76164-293		11/13/2020	SALE RESTRIC	314,900	No	No		NOW A MARKET UNIT. CERTIFICATE OF COMPLIANCE.
BERARDINO RICHA	28301-264		3/13/1998	OTHER	161,520	No	No		AFFORDABLE HOUSING
BERARDINO, RICH	25487-84		7/14/1995	CONVENIENC		No	No		
KAREN GUSTAFSON	20970-227		1/18/1991	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2020	R-20-0231	KITCHEN	6,000	O	4/20/2021			Demo kitchen cabin

ACTIVITY INFORMATION

Date	Result	By	Name
3/15/2022	INFO FR MLS	625	J Frank
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/24/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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USER DEFINED

Prior Id # 1:	6 10 28R
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:	

PRINT
Date Time
09/26/25 16:51:44
LAST REV
Date Time
03/15/22 10:15:29
apro
1659

!1659!

Parcel ID 103 13 0 28 28R

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 04/18/12

GIS Ref

GIS Ref

User Acct 0

ASSESSED: 527,900 /

