

103

13

0

32

32B

1 of 1

CONDO

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

467,100 /

467,100 /

USE VALUE:

467,100 /

467,100 /

ASSESSed:

467,100 /

467,100 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DZIUBA OLEKSANDR
Owner 2:	ZOZULIA YULIIA
Owner 3:	
Street 1:	32 INDIAN CAMP LANE UNIT B
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MCCUSKER - PATRICK M
Owner 2:	STEELE - TRACY E
Street 1:	106 OLD MILFORD ROAD
Twn/City:	BROOKLINE
St/Prov:	NH Cntry
Postal:	03033

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

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	467,100			467,100
Total Card	0.000	467,100			467,100
Total Parcel	0.000	467,100			467,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	419.30	/Parcel:	419.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	438,700	0	.		438,700		Year End Roll	12/2/2024
2024	102	FV	410,400	0	.		410,400		Year end	11/9/2023
2023	102	FV	390,900	0	.		390,900	390,900	Year end	11/3/2022
2022	102	FV	383,300	0	.		383,300	383,300	Year End Roll	10/19/2021
2021	102	FV	356,000	0	.		356,000	356,000	Year End Roll	10/15/2020
2020	102	FV	329,600	0	.		329,600	329,600	Year End Roll	9/26/2019
2019	102	FV	319,000	0	.		319,000	319,000	Create Final va	6/4/2019
2018	102	FV	319,000	0	.		319,000	319,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCUSKER,PATRIC	78017-111		6/15/2021		449,000	No	No		
PHILLIPS,ERIK	66661-470		1/12/2016		367,000	No	No		
Coburn,Donna M	59901-70		8/31/2012		305,000	No	No		
YI TING WANG TI	47774-36		7/7/2006		356,000	No	No		
BENEDETTI MARY	32754-477		4/27/2001		275,000	No	No		
BENEDETTI MARY	32007-522		8/9/2000	CONVENIENC		1	No	No	
LINCOLN HOUSE A	20223-282		11/28/1989		160,400	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2022	R-22-0203	WINDOWS	8,200	C	11/15/2022			Replace 11 windows

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/3/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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USER DEFINED

Prior Id # 1:	6 10 32B
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	16:53:09

LAST REV

Date	Time
04/26/23	11:08:11

blakeley
1671

