

103

13

0

32

32C

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

210,100 /

210,100 /

USE VALUE:

210,100 /

210,100 /

ASSESSed:

172,000 /

172,000 /



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 6 10 32C

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:

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YELLIN HELEN
Owner 2:	
Owner 3:	
Street 1:	32C INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	GUAY - MARCIA J
Owner 2:	-
Street 1:	32C 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 1120 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	210,100			210,100
Total Card	0.000	172,000			172,000
Total Parcel	0.000	172,000			172,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	153.57	/Parcel:	153.57

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	181,500	0	.		181,500		Year End Roll	12/2/2024
2024	102	FV	152,500	0	.		152,500		Year end	11/9/2023
2023	102	FV	145,300	0	.		145,300	145,300	Year end	11/3/2022
2022	102	FV	138,600	0	.		138,600	138,600	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	135,800	0	.		135,800	135,800	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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUAY,MARCIA J	62688-136		9/25/2013	SALE RESTRIC	114,800	No	No		affordable unit/estate sale also
GRIEMAN ERIC J,	33901-2		10/25/2001	OTHER	114,800	No	No		
LINCOLN HOUSE A	20084-437		9/19/1989	OTHER	86,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2014	5962	MANUAL	10,000	C				SHEET METAL WORK T

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/3/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA

___/___/___

