

103

13

0

36

36D

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

566,800 /

566,800 /

566,800 /

USE VALUE:

566,800 /

566,800 /

ASSESSed:

566,800 /

566,800 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	D	INDIAN CAMP LN, LINCOLN

OWNERSHIP

Owner 1:	BERKOWITZ MATTHEW
Owner 2:	BERKOWITZ PASCALE
Owner 3:	
Street 1:	36D INDIAN CAMP LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RBGB LLC -
Owner 2:	-
Street 1:	105 LITTLE NAHANT ROAD
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

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 1332 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	566,800			566,800
Total Card	0.000	566,800			566,800
Total Parcel	0.000	566,800			566,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	425.53	/Parcel:	425.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	533,600	0	.		533,600		Year End Roll	12/2/2024
2024	102	FV	499,600	0	.		499,600		Year end	11/9/2023
2023	102	FV	475,800	0	.		475,800	475,800	Year end	11/3/2022
2022	102	FV	458,900	0	.		458,900	458,900	Year End Roll	10/19/2021
2021	102	FV	426,200	0	.		426,200	426,200	Year End Roll	10/15/2020
2020	102	FV	394,600	0	.		394,600	394,600	Year End Roll	9/26/2019
2019	102	FV	346,100	0	.		346,100	346,100	Create Final va	6/4/2019
2018	102	FV	346,100	0	.		346,100	346,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RBGB LLC,	70808-589		3/30/2018		477,000	No	No		
DIRRANE,STEPHEN	70477-580		1/5/2018		470,000	No	No		
NAZARIANS ALICE	47736-476		6/30/2006		331,500	No	No		
MULCAHY SEANA,	30543-202		8/19/1999		270,000	No	No		
CADETE ANTONIA	28855-042		7/20/1998		247,000	No	No		
LINCOLN HOUSE A	20432-449		3/16/1990		194,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2024	G-24-62			C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/18/2012	MEAS/EXT INS	25	D ERSKINE
11/29/2004	ABATE-INSPEC	600	
5/24/1996	MEAS+INSPECTD	606	
9/10/1994	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 36D
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 16:54:21

LAST REV

Date Time
07/11/25 15:47:07

apro
1681

PRINT

