

103

13

0

42

42C

1 of 1

CONDOS

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

391,100 /

391,100 /

391,100 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

391,100 /

391,100 /

ASSESSED:

391,100 /

391,100 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DIANA TR BRENDA
Owner 2:	VIRGINIA LEONARD REV TRUST
Owner 3:	
Street 1:	C/O ROPES & GRAY LLC
Street 2:	PRUDENTIAL TOWER 800 BOYLSTON
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02199 Type:

PREVIOUS OWNER

Owner 1:	BRAITHWAITE - VICKI M
Owner 2:	-
Street 1:	42C INDIAN CAMP LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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 1206 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	391,100			391,100
Total Card	0.000	391,100			391,100
Total Parcel	0.000	391,100			391,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	324.30	/Parcel:	324.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	367,300	0	.		367,300		Year End Roll	12/2/2024
2024	102	FV	193,300	0	.		193,300		Year end	11/9/2023
2023	102	FV	184,100	0	.		184,100	184,100	Year end	11/3/2022
2022	102	FV	168,500	0	.		168,500	168,500	Year End Roll	10/19/2021
2021	102	FV	152,800	0	.		152,800	152,800	Year End Roll	10/15/2020
2020	102	FV	141,500	0	.		141,500	141,500	Year End Roll	9/26/2019
2019	102	FV	136,900	0	.		136,900	136,900	Create Final va	6/4/2019
2018	102	FV	136,900	0	.		136,900	136,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAITHWAITE,VIC	81363-461		3/27/2023		379,000	No	No		
MORRISON MELISS	35178-437		4/1/2002	CONVENIENC	123,000	No	No		Affordable sale
MA KEE MAGGIE,	29256-233		9/2/1998	OTHER	87,330	No	No		affordable housing
LINCOLN HOUSE A	20135-303		10/13/1989	OTHER	86,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2023	R-23-0130	KITCHEN	15,600	O				Remove & replace k

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	
7/13/1994	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 42C
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	16:55:41

LAST REV

Date	Time
02/14/25	11:31:20

apro
1692

!1692!

PRINT

LAST REV

apro
1692

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