

103

13

0

42

42D

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 251,000 /
USE VALUE: 251,000 /
ASSESSed: 215,400 /

Total Card / Total Parcel
251,000 / 251,000
251,000 / 251,000
215,400 / 215,400



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 42D
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:	

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLBROOK GEORGE
Owner 2:	HOLBROOK SARAH
Owner 3:	
Street 1:	42D INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1119

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

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 1377 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	251,000			251,000
Total Card	0.000	215,400			215,400
Total Parcel	0.000	215,400			215,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	156.43	/Parcel:	156.43

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	219,200	0	.		219,200		Year End Roll	12/2/2024
2024	102	FV	221,100	0	.		221,100		Year end	11/9/2023
2023	102	FV	210,600	0	.		210,600	210,600	Year end	11/3/2022
2022	102	FV	189,400	0	.		189,400	189,400	Year End Roll	10/19/2021
2021	102	FV	171,900	0	.		171,900	171,900	Year End Roll	10/15/2020
2020	102	FV	159,200	0	.		159,200	159,200	Year End Roll	9/26/2019
2019	102	FV	154,100	0	.		154,100	154,100	Create Final va	6/4/2019
2018	102	FV	154,100	0	.		154,100	154,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN HOUSE A	20125-320		10/6/1989	OTHER	98,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	
7/13/1994	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:		SpI Credit:		Total:	
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