

103

13

0

44

44L

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

298,300 /

298,300 /

273,400 /

273,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	L	INDIAN CAMP LN, LINCOLN

OWNERSHIP

Owner 1:	BOMBARA ROSAMARIA P
Owner 2:	BOMBARA MARK A
Owner 3:	
Street 1:	44L INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	POLINO - ROSAMARIA P
Owner 2:	BOMBARA - MARK A
Street 1:	44L 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 1243 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																

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	298,300			298,300
Total Card	0.000	273,400			273,400
Total Parcel	0.000	273,400			273,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	219.95	/Parcel:	219.95

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	268,100	0	.		268,100		Year End Roll	12/2/2024
2024	102	FV	224,000	0	.		224,000		Year end	11/9/2023
2023	102	FV	213,300	0	.		213,300	213,300	Year end	11/3/2022
2022	102	FV	193,000	0	.		193,000	193,000	Year End Roll	10/19/2021
2021	102	FV	175,400	0	.		175,400	175,400	Year End Roll	10/15/2020
2020	102	FV	162,400	0	.		162,400	162,400	Year End Roll	9/26/2019
2019	102	FV	157,200	0	.		157,200	157,200	Create Final va	6/4/2019
2018	102	FV	157,200	0	.		157,200	157,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLINO,ROSAMARI	73408-90		10/4/2019	FAMILY		1	No	No	
POLINO,ROSAMARI	68766-530		1/17/2017	CONVENIENC		10	No	No	
LINCOLN HOUSE A	20230-514		11/30/1989	OTHER	110,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2005	3292	ROOF		C	7/25/2006			

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	MEAS/EXT INS	6	JN
4/18/2012	MEAS/EXT INS	25	D ERSKINE
7/25/2006	PERMIT VISIT	100	
4/3/2004	M&L EXTERIOR	615	
9/1/1994	LEFT NOTICE	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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2026



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 44L
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	16:55:55

LAST REV

Date	Time
02/14/25	11:39:26

apro	1694
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ASR Map:	
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Fact Dist:	
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Reval Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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