

103

13

0

46

46B

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

381,500 / 381,500

USE VALUE:

381,500 / 381,500

ASSESSed:

327,800 / 327,800

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	B	INDIAN CAMP LN, LINCOLN

OWNERSHIP

Owner 1:	GOOGINS ALICIA ANNE
Owner 2:	
Owner 3:	
Street 1:	46B INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	SARIC - ERSAN
Owner 2:	-
Street 1:	46B 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 1114 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	381,500			381,500
Total Card	0.000	327,800			327,800
Total Parcel	0.000	327,800			327,800
Source:	Market Adj Cost	Total Value per SQ unit /Card: 294.25		/Parcel: 294.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	353,700	0	.		353,700		Year End Roll	12/2/2024
2024	102	FV	349,300	0	.		349,300		Year end	11/9/2023
2023	102	FV	332,700	0	.		332,700	332,700	Year end	11/3/2022
2022	102	FV	300,100	0	.		300,100	300,100	Year End Roll	10/19/2021
2021	102	FV	216,000	0	.		216,000	216,000	Year End Roll	10/15/2020
2020	102	FV	200,000	0	.		200,000	200,000	Year End Roll	9/26/2019
2019	102	FV	193,500	0	.		193,500	193,500	Create Final va	6/4/2019
2018	102	FV	193,500	0	.		193,500	193,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARIC,ERSAN	77328-437		3/25/2021	SALE RESTRIC	325,298	No	No		
RYAN,ANTHONY	64083-475		8/15/2014	SALE RESTRIC	252,800	No	No		
LAI ELMER A,	49212-396		3/30/2007	SALE RESTRIC	252,800	No	No		AFFORDABLE UNIT
BORUVKA JOHN V,	28101-464		1/23/1998	OTHER	118,180	No	No		AFFORDABLE HOUSING
LINCOLN HOUSE A	20200-1		11/14/1989		100,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2024	R-24-0147	INSULATI	2,500	C				Air sealing & insu
11/12/2021	C-21-0036	MANUAL	750	C	3/21/2022			Replace deck floor

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/10/2004	M&L COMPLETE	615	
8/6/1994	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 46B
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 16:56:16

LAST REV

Date Time
05/08/25 15:21:42

blakeley
1697

