

103

13

0

46

46C

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 269,500 /
USE VALUE: 269,500 /
ASSESSed: 204,400 /

Total Card / Total Parcel
269,500 / 269,500
269,500 / 269,500
204,400 / 204,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRIPP AMY J
Owner 2:	
Owner 3:	
Street 1:	46C INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	WOLCOTT JENNIFER -
Owner 2:	-
Street 1:	46C 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 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

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	269,500			269,500
Total Card	0.000	204,400			204,400
Total Parcel	0.000	204,400			204,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	169.49	/Parcel:	169.49

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	240,200	0	.		240,200		Year End Roll	12/2/2024
2024	102	FV	224,000	0	.		224,000		Year end	11/9/2023
2023	102	FV	213,400	0	.		213,400	213,400	Year end	11/3/2022
2022	102	FV	193,500	0	.		193,500	193,500	Year End Roll	10/19/2021
2021	102	FV	179,700	0	.		179,700	179,700	Year End Roll	10/15/2020
2020	102	FV	166,400	0	.		166,400	166,400	Year End Roll	9/26/2019
2019	102	FV	161,000	0	.		161,000	161,000	Create Final va	6/4/2019
2018	102	FV	161,000	0	.		161,000	161,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOLCOTT JENNIFE	40064-59		7/22/2003	OTHER	160,281	No	No		affordable sale
LUCAS ANDON J,	31632-168		7/21/2000	OTHER	116,865	No	No		AFFORDABLE SALE
BANNON, MICHAEL	26421-191		6/20/1996	OTHER	86,000	No	No		AFFORDABLE UNIT
LINCOLN HOUSE A	20165-471		10/27/1989	OTHER	86,000	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
4/10/2004	M&L COMPLETE	615	
8/6/1994	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
142	0
	GIS Ref
	GIS Ref
	Insp Date
	12/03/24

USER DEFINED

Prior Id # 1:	6 10 46C
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	16:56:23

LAST REV

Date	Time
02/14/25	11:49:30

apro 1698

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