



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JOHNSON BARBARA A
Owner 2:	
Owner 3:	
Street 1:	22C INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PORTLOCK CHRISTINE A -
Owner 2:	-
Street 1:	22C 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(n) CONDO-TNHS Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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.	0.000	BR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	151,300		0.000		151,300		0
							GIS Ref
							GIS Ref
							Insp Date
							04/18/12
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 135.09						/Parcel: 135.09	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	151,300	0	.		151,300	151,300	Year End Roll	9/28/2017
2017	102	FV	161,500	0	.		161,500	161,500	Year End Roll	9/29/2016
2016	102	FV	161,500	0	.		161,500	161,500	Year End Roll	1/14/2016
2015	102	FV	161,500	0	.		161,500	161,500	Year End	10/2/2014
2014	102	FV	161,500	0	.		161,500	161,500	Year End Roll	1/23/2014
2013	102	FV	161,500	0	.		161,500	161,500	Year End Roll	10/25/2012
2012	102	FV	161,500	0	.		161,500	161,500	Year End	1/26/2012
2011	102	FV	161,500	0	.		161,500	161,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PORTLOCK CHRIST	41573-172		12/8/2003	OTHER	171720	No	No			affordable sale
PORTLOCK CHRIST	37284-311		12/6/2002	CONVENIENC		1	No	No		
VANDAM FATHE AB	28013-333		12/24/1997	OTHER	100000	No	No			
LINCOLN HOUSE A	20054-295		9/1/1989	OTHER	100000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2012	MEAS/EXT INS	25	D ERSKINE
5/16/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Type:	8	- CONDO-TNHS
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:	A	- AVERAGE

GENERAL INFORMATION

Grade:	C+	- AVG. (+)	
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		
Partition:	T	- TYPICAL
Prim Floors:	4	- CARPET
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	

More: N	Total Yard Items: 0	Total Special Features: 0	Total: 0
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BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.778999984	
Name:	1	- BATTLE ROAD

DEPRECIATION

Phys Cond:	AV	- Average	8.9%
Functional:			
Economic:			
Special:	OR	- OVERRID	52%
Override:			
Total:			56.27%

CALC SUMMARY

Basic \$ / SQ:	162.00
Size Adj.:	1.27589285
Const Adj.:	0.98000002
Adj \$ / SQ:	202.561
Other Features:	22392
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	345982
Depreciation:	194684
Depreciated Total:	151298

COMMENTS

AFFORDABLE UNIT	
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RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RM's:	6	BR's:	2	Baths:	1	HB:	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	96400.00000
Juris. Factor:		Val/Su Fin:	135.09		
Special Features:	0	Val/Su Net:	118.20		
Final Total:	151300	Val/Su SzAd:	135.09		

PARCEL ID

103 13 0 22 22C

SKETCH

Unsketched SubAreas:
SFL: 560,
FFL: 560,
PAT: 64,
OFF: 96,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	560	202.560	113,434	
SFL	2ND FLOOR	560	202.560	113,434	
OPF	OPEN PORCH	96	15.000	1,440	
PAT	PATIO	64	7.000	448	
Net Sketched Area:		1,280	Total:	228,756	
Size Ad	1120	Gross Area	1280	FinArea	1120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

