



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SILVER NANCY A
Owner 2:	MARCELLINO JOSEPHINE M
Owner 3:	
Street 1:	22D INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	LEE WOOK -
Owner 2:	LEE HELEN KWON -
Street 1:	22D 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(n) CONDO-TNHS Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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 Influ	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	170,800		0.000		170,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 124.04						/Parcel: 124.04	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	170,800	0	.		170,800	170,800	Year End Roll	9/28/2017
2017	102	FV	171,700	0	.		171,700	171,700	Year End Roll	9/29/2016
2016	102	FV	171,700	0	.		171,700	171,700	Year End Roll	1/14/2016
2015	102	FV	171,700	0	.		171,700	171,700	Year End	10/2/2014
2014	102	FV	171,700	0	.		171,700	171,700	Year End Roll	1/23/2014
2013	102	FV	171,700	0	.		171,700	171,700	Year End Roll	10/25/2012
2012	102	FV	171,700	0	.		171,700	171,700	Year End	1/26/2012
2011	102	FV	171,700	0	.		171,700	171,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEE WOOK,	41184-351		10/14/2003	OTHER	167650	No	No			affordable sale
LINCOLN HOUSE A	20049-247		8/31/1989	OTHER	110000	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

Table with exterior details: 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

BATH FEATURES

Table with bathroom details: Full Bath: 2, Rating: AVERAGE, A Bath:, Rating:, 3/4 Bath:, Rating:, A 3QBth, Rating:, 1/2 Bath:, Rating:, A HBth:, Rating:, OthrFix: 1, Rating: AVERAGE

COMMENTS

AFFORDABLE UNIT .

SKETCH

UnSketched SubAreas:
SFL: 782,
FFL: 595,
PAT: 64,
OPF: 108,

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1989, Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdct:, Fact:., Const Mod:, Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits:, Rating:, Frpl:, Rating:, WSFlue:, Rating:

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units:, Floor: 1 - 1ST FLOOR, % Own: 0.845000029, Name: 1 - BATTLE ROAD

RESIDENTIAL GRID

Table with 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, RMs: 6, BRs: 3, Baths: 2, HB

INTERIOR INFORMATION

Table with interior info: 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:

DEPRECIATION

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

REMODELING

Table with remodeling: Exterior:, Interior:, Additions:, Kitchen:, Baths:, Plumbing:, Electric:, Heating:, General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 6, 3, 1, Totals, 1, 6, 3

CALC SUMMARY

Table with calc summary: 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

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 162.00, Size Adj.: 1.16840959, Const Adj.: 0.98000002, Adj \$ / SQ: 185.497, Other Features: 25982, Grade Factor: 1.12, Neighborhood Inf: 1.23000002, LUC Factor: 1.00, Adj Total: 390521, Depreciation: 219746, Depreciated Total: 170775

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ:, AvRate:, Ind.Val: 104400.0000, Juris. Factor:, Val/Su Fin: 124.04, Special Features: 0, Val/Su Net: 110.26, Final Total: 170800, Val/Su SzAd: 124.04

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, SFL, 2ND FLOOR, 782, 185.500, 145,058, FFL, 1ST FLOOR, 595, 185.500, 110,371, OPF, OPEN PORCH, 108, 15.000, 1,620, PAT, PATIO, 64, 7.000, 448, Net Sketched Area: 1,549, Total: 257,497, Size Ad: 1377, Gross Area: 1549, FinArea: 1377

SUB AREA DETAIL

Empty table for sub area detail with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID

103 13 0 22 22D

IMAGE

AssessPro Patriot Properties, Inc



Summary row: More: N, Total Yard Items:, Total Special Features:, Total: