103	13	0	26	26A	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 126,100
!1652!

Town Of Lincoln

Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	A	INDIAN CAMP LN, LINCOLN

OWNERSHIP

Owner 1:	LAYTON JANE				
Owner 2:					
Owner 3:					
Street 1:	26A INDIAN CAMP LN				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-1119			Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

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, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	126,100		0.000		126,100
Total Card	126,100		0.000		126,100
Total Parcel	126,100		0.000		126,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 113.60 | /Parcel: 113.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	04/18/12

PREVIOUS ASSESSMENT

Parcel ID: 103 13 0 26 26A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	126,100	0	.		126,100	126,100	Year End Roll	9/28/2017
2017	102	FV	123,400	0	.		123,400	123,400	Year End Roll	9/29/2016
2016	102	FV	123,400	0	.		123,400	123,400	Year End Roll	1/14/2016
2015	102	FV	123,400	0	.		123,400	123,400	Year End	10/2/2014
2014	102	FV	123,400	0	.		123,400	123,400	Year End Roll	1/23/2014
2013	102	FV	123,400	0	.		123,400	123,400	Year End Roll	10/25/2012
2012	102	FV	123,400	0	.		123,400	123,400	Year End	1/26/2012
2011	102	FV	123,400	0	.		123,400	123,400	Year End	2/10/2011

PRINT

Date	Time
10/02/18	19:52:00

LAST REV

Date	Time
05/04/12	10:22:41
brennanp	
1652	

USER DEFINED

Prior Id # 1:	6 10 26A
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:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PITKIN BONNY YU	28890-115		7/28/1998	OTHER	87600	No	No			AFFORDABLE HOUSING
LINCOLN HOUSE A	20054-327		9/1/1989	OTHER	86000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2012	MEAS/EXT INS	25	D ERSKINE
11/30/2006	MEAS+INSPCTD	100	B MORGAN
5/22/1996	MEAS+INSPCTD	606	J SMITH

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

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																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc	BATTLE	
Total:		Spl Credit		Total:					

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

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

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:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.768000007
Name:	1 - BATTLE ROAD

DEPRECIATION

Phys Cond:	AV - Average	8.9	%
Functional:			%
Economic:			%
Special:	OR - OVERRID	60.	%
Override:			%
Total:		63.56	%

CALC SUMMARY

Basic $ / SQ:	162.00
Size Adj.:	1.28108108
Const Adj.:	0.98000002
Adj $ / SQ:	203.384
Other Features:	22389
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	346182
Depreciation:	220033
Depreciated Total:	126149

COMMENTS

AFFORDABLE UNIT .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths: 1			HB 1		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
	5	2	
Totals			
0			

SKETCH

UnSketched SubAreas:
SFL: 555,
FFL: 555,
PAT: 64,
OFP: 180,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	555	203.380	112,878
SFL	2ND FLOOR	555	203.380	112,878
OFP	OPEN PORCH	180	15.000	2,700
PAT	PATIO	64	7.000	448

Net Sketched Area:	1,354			Total:	228,904
Size Ad	1110	Gross Area	1354	FinArea	1110

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 58800.00000
Juris. Factor:		Val/Su Fin:	113.60
Special Features:	0	Val/Su Net:	93.13
Final Total:	126100	Val/Su SzAd	113.60

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: | Total Special Featues: | Total:

PARCEL ID

103 13 0 26 26A

IMAGE

AssessPro Patriot Properties, Inc