



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FELSHEIM NANCY E
Owner 2:	
Owner 3:	
Street 1:	26B INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	SHANSKY ALAN -
Owner 2:	-
Street 1:	26B 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, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 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 Infru	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	131,400		0.000		131,400		0
							GIS Ref
							GIS Ref
							Insp Date
							04/18/12
Total Card		131,400	0.000		131,400	Entered Lot Size	
Total Parcel		131,400	0.000		131,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 117.95		/Parcel: 117.95		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	131,400	0	.		131,400	131,400	Year End Roll	9/28/2017
2017	102	FV	139,400	0	.		139,400	139,400	Year End Roll	9/29/2016
2016	102	FV	139,400	0	.		139,400	139,400	Year End Roll	1/14/2016
2015	102	FV	139,400	0	.		139,400	139,400	Year End	10/2/2014
2014	102	FV	139,400	0	.		139,400	139,400	Year End Roll	1/23/2014
2013	102	FV	139,400	0	.		139,400	139,400	Year End Roll	10/25/2012
2012	102	FV	139,400	0	.		139,400	139,400	Year End	1/26/2012
2011	102	FV	139,400	0	.		139,400	139,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHANSKY ALAN,	27930-441		12/2/1997	OTHER	86000	No	No			MHFA sale
LINCOLN HOUSE A	20059-468		9/6/1989	OTHER	86000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/9/2017	6681	RENOVATI	10,000	O				Remodel bathroom;

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/24/2004	M&L EXTERIOR	615	D VELUTTI

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

INTERIOR INFORMATION

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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

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:	0.118840002	
Name:	1	- BATTLE ROAD

DEPRECIATION

Phys Cond:	AV	- Average	8.9%
Functional:			%
Economic:			%
Special:	OR	- OVERRID	58%
Override:			%
Total:			61.74%

CALC SUMMARY

Basic \$ / SQ:	162.00
Size Adj.:	1.27899456
Const Adj.:	0.98000002
Adj \$ / SQ:	203.053
Other Features:	22390
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	343327
Depreciation:	211970
Depreciated Total:	131357

COMMENTS

AFFORDABLE UNIT .

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:	5	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	5	2	2
Totals			
1	5	2	2

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	76000.00000
Juris. Factor:		Val/Su Fin:		117.95	
Special Features:	0	Val/Su Net:		113.67	
Final Total:	131400	Val/Su SzAd:		117.95	

SKETCH



Unsketched SubAreas:
SFL: 557,
FFL: 557,
OFF: 42,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	557	203.050	113,101	
SFL	2ND FLOOR	557	203.050	113,101	
OFF	OPEN PORCH	42	15.000	630	
Net Sketched Area:		1,156	Total:	226,832	
Size Ad	1114	Gross Area	1156	FinArea	1114

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 103 13 0 26 26B

Appr Value	JCod	JFact	Juris. Value

Total Yard Items:

Total Special Features:

Total: