



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCUSKER PATRICK M
Owner 2:	STEELE TRACY E
Owner 3:	
Street 1:	106 OLD MILFORD ROAD
Street 2:	
Twn/City:	BROOKLINE
St/Prov:	NH Cntry Own Occ: Y
Postal:	03033 Type:

PREVIOUS OWNER

Owner 1:	PHILLIPS - ERIK
Owner 2:	PHILLIPS - CAROLYN
Street 1:	32B 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	319,000		0.000		319,000	3750	0
							GIS Ref
							GIS Ref
							Insp Date
							04/18/12
Total Card		319,000	0.000		319,000	Entered Lot Size	
Total Parcel		319,000	0.000		319,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 286.36		/Parcel: 286.36		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	319,000	0	.		319,000	319,000	Year End Roll	9/28/2017
2017	102	FV	298,300	0	.		298,300	298,300	Year End Roll	9/29/2016
2016	102	FV	295,700	0	.		295,700	295,700	Year End Roll	1/14/2016
2015	102	FV	285,300	0	.		285,300	285,300	Year End	10/2/2014
2014	102	FV	269,700	0	.		269,700	269,700	Year End Roll	1/23/2014
2013	102	FV	254,600	0	.		254,600	254,600	Year End Roll	10/25/2012
2012	102	FV	253,500	0	.		253,500	253,500	Year End	1/26/2012
2011	102	FV	283,400	0	.		283,400	283,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PHILLIPS,ERIK	66661-470		1/12/2016		367000	No	No			
Coburn,Donna M	59901-70		8/31/2012		305000	No	No			
YI TING WANG TI	47774-36		7/7/2006		356000	No	No			
BENEDETTI MARY	32754-477		4/27/2001		275000	No	No			
BENEDETTI MARY	32007-522		8/9/2000	CONVENIENC		1	No			
LINCOLN HOUSE A	20223-282		11/28/1989		160400	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
4/3/2004	M&L COMPLETE	615	D VELUTTI

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

