



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YELLIN HELEN
Owner 2:	
Owner 3:	
Street 1:	32C INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	GUAY - MARCIA J
Owner 2:	-
Street 1:	32C 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: 117.32		/Parcel: 117.32		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	112,500	0	.		112,500	112,500	Year End Roll	9/29/2016
2016	102	FV	112,500	0	.		112,500	112,500	Year End Roll	1/14/2016
2015	102	FV	112,500	0	.		112,500	112,500	Year End	10/2/2014
2014	102	FV	139,100	0	.		139,100	139,100	Year End Roll	1/23/2014
2013	102	FV	139,100	0	.		139,100	139,100	Year End Roll	10/25/2012
2012	102	FV	139,100	0	.		139,100	139,100	Year End	1/26/2012
2011	102	FV	139,100	0	.		139,100	139,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GUAY, MARCIA J	62688-136		9/25/2013	SALE RESTRIC	114800	No	No			affordable unit/estate sale also
GRIEMAN ERIC J.	33901-2		10/25/2001	OTHER	114800	No	No			
LINCOLN HOUSE A	20084-437		9/19/1989	OTHER	86000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2014	5962	MANUAL	10,000	C				SHEET METAL WORK T

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 ___/___/___

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:	3 - HARDWOOD		
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

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

BATH FEATURES

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	AV - Average	8.9%
Functional:		%
Economic:		%
Special:	OR - OVERRID	59%
Override:		%
Total:	62.65%	

DEPRECIATION

Basic \$ / SQ:	162.00
Size Adj.:	1.27589285
Const Adj.:	0.99959999
Adj \$ / SQ:	206.612
Other Features:	22392
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	351736
Depreciation:	220363
Depreciated Total:	131374

CALC SUMMARY

Rate:	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 75700.00000
Juris. Factor:		Val/Su Fin:	117.32	
Special Features:	0	Val/Su Net:	104.62	
Final Total:	131400	Val/Su SzAd:	117.32	

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:	5	BR:	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

SKETCH

UnSketched SubAreas:
SFL: 560,
FFL: 560,
PAT: 64,
OFF: 72.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	560	206.610	115,703	
SFL	2ND FLOOR	560	206.610	115,703	
OFF	OPEN PORCH	72	15.000	1,080	
PAT	PATIO	64	7.000	448	
Net Sketched Area:		1,256	Total:	232,934	
Size Ad	1120	Gross Area	1256	FinArea	1120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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 32 32C

IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total: