



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ELLIOTT JOAN WOLCOTT
Owner 2:	ELLIOTT CRAIG A
Owner 3:	
Street 1:	36A INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

**PREVIOUS OWNER**

Owner 1:	TRACY TARA E -
Owner 2:	-
Street 1:	36A 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, 0 Rooms, and 0 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	154,400		0.000		154,400	122	0
							GIS Ref
							GIS Ref
							Insp Date
							04/18/12
Total Card		154,400	0.000		154,400	Entered Lot Size	
Total Parcel		154,400	0.000		154,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 139.10			/Parcel: 139.10	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	154,400	0	.		154,400	154,400	Year End Roll	9/28/2017
2017	102	FV	159,800	0	.		159,800	159,800	Year End Roll	9/29/2016
2016	102	FV	159,800	0	.		159,800	159,800	Year End Roll	1/14/2016
2015	102	FV	159,800	0	.		159,800	159,800	Year End	10/2/2014
2014	102	FV	159,800	0	.		159,800	159,800	Year End Roll	1/23/2014
2013	102	FV	159,800	0	.		159,800	159,800	Year End Roll	10/25/2012
2012	102	FV	159,800	0	.		159,800	159,800	Year End	1/26/2012
2011	102	FV	159,800	0	.		159,800	159,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRACY TARA E,	32147-84		11/28/2000	OTHER	126935	No	No			AFFORDABLE SALE
LINCOLN HOUSE A	20096-413		9/25/1989	OTHER	100000	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
4/24/2004	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

ELECTRIC	
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
Solar HW:	NO
% Com Wal:	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:	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	52.0%
Override:		%
Total:		56.27%

CALC SUMMARY

Basic \$ / SQ:	162.00
Size Adj.:	1.28108108
Const Adj.:	0.99959999
Adj \$ / SQ:	207.452
Other Features:	22389
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	353146
Depreciation:	198715
Depreciated Total:	154431

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	RM:s:	0	BR:s:	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: 216,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	555	207.450	115,136	
SFL	2ND FLOOR	555	207.450	115,136	
OFP	OPEN PORCH	216	15.000	3,240	
PAT	PATIO	64	7.000	448	
Net Sketched Area:		1,390	Total:	233,960	
Size Ad	1110	Gross Area	1390	FinArea	1110

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

103 13 0 36 36A

Total Yard Items:

Total Special Features:

Total: