



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BERKOWITZ MATTHEW
Owner 2:	BERKOWITZ PASCALE
Owner 3:	
Street 1:	36D INDIAN CAMP LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RBGB LLC -
Owner 2:	-
Street 1:	105 LITTLE NAHANT ROAD
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

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, 6 Rooms, and 3 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 Infl	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	346,100		0.000		346,100	2918	0
							GIS Ref
							GIS Ref
							Insp Date
							04/18/12
Total Card		346,100	0.000		346,100	Entered Lot Size	
Total Parcel		346,100	0.000		346,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 259.83			/Parcel: 259.83	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	346,100	0	.		346,100	346,100	Year End Roll	9/28/2017
2017	102	FV	323,600	0	.		323,600	323,600	Year End Roll	9/29/2016
2016	102	FV	320,800	0	.		320,800	320,800	Year End Roll	1/14/2016
2015	102	FV	309,600	0	.		309,600	309,600	Year End	10/2/2014
2014	102	FV	292,700	0	.		292,700	292,700	Year End Roll	1/23/2014
2013	102	FV	276,300	0	.		276,300	276,300	Year End Roll	10/25/2012
2012	102	FV	275,200	0	.		275,200	275,200	Year End	1/26/2012
2011	102	FV	307,700	0	.		307,700	307,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RBGB LLC,	70808-589		3/30/2018		477000	No	No			
DIRRANE,STEPHEN	70477-580		1/5/2018		470000	No	No			
NAZARIANS ALICE	47736-476		6/30/2006		331500	No	No			
MULCAHY SEANA,	30543-202		8/19/1999		270000	No	No			
CADETE ANTONIA	28855-042		7/20/1998		247000	No	No			
LINCOLN HOUSE A	20432-449		3/16/1990		194500	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
11/29/2004	ABATE-INSPEC	600	PA
5/24/1996	MEAS+INSPCTD	606	J SMITH
9/10/1994	INSPECTED	601	PAUL MARSH

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

