



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HERZIG BENJAMIN
Owner 2:	HERZIG AMINAH
Owner 3:	
Street 1:	46D INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	Roberts - Victor F
Owner 2:	Roberts - Mary N
Street 1:	46D 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, 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	246,000		0.000		246,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 184.68						/Parcel: 184.68	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	246,000	0	.		246,000	246,000	Year End Roll	9/28/2017
2017	102	FV	240,000	0	.		240,000	240,000	Year End Roll	9/29/2016
2016	102	FV	240,000	0	.		240,000	240,000	Year End Roll	1/14/2016
2015	102	FV	240,000	0	.		240,000	240,000	Year End	10/2/2014
2014	102	FV	254,700	0	.		254,700	254,700	Year End Roll	1/23/2014
2013	102	FV	254,700	0	.		254,700	254,700	Year End Roll	10/25/2012
2012	102	FV	254,700	0	.		254,700	254,700	Year End	1/26/2012
2011	102	FV	254,700	0	.		254,700	254,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Roberts,Victor	61005-583		1/18/2013	SALE RESTRIC	245000	No	No			
LINCOLN HOUSE A	25905-460		12/18/1995	OTHER	130000	No	No			AFFORDABLE HOUSING
BURLING, LAURA	25498-120		7/19/1995	SUBSEQUENT S	185000	No	No			
CAROL CORIO	22701-207		12/8/1992		167500	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
11/30/2006	MEAS+INSPCTD	100	B MORGAN
4/10/2004	M&L COMPLETE	615	D VELUTTI
9/1/1994	LEFT NOTICE	601	PAUL MARSH

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

BATH FEATURES

Full Bath:	1 Rating: FAIR
A Bath:	
3/4 Bath:	
A 3QBth:	
1/2 Bath:	1 Rating: AVERAGE
A HBth:	
OthrFix:	1 Rating: AVERAGE

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	
Frpl:	
WSFlue:	

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.845000029
Name:	1 - BATTLE ROAD

DEPRECIATION

Phys Cond:	AV - Average 8.9%
Functional:	
Economic:	
Special:	OR - OVERRID 28%
Override:	
Total:	34.41%

CALC SUMMARY

Basic \$ / SQ:	162.00
Size Adj.:	1.18423426
Const Adj.:	0.98000002
Adj \$ / SQ:	188.009
Other Features:	20841
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	375062
Depreciation:	129059
Depreciated Total:	246003

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:	6	BR:	3
	Baths:	1	HB:	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
SFL: 720,
FFL: 612,
PAT: 64,
OFP: 36,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	181200.0000
Juris. Factor:		Val/Su Fin:		184.68
Special Features:	0	Val/Su Net:		171.79
Final Total:	246000	Val/Su SzAd		184.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
PAT	PATIO	64	7.000	448	
OFP	OPEN PORCH	36	15.000	540	
FFL	1ST FLOOR		188.010		
SFL	2ND FLOOR		188.010		
Net Sketched Area:		1,432	Total:		
Size Ad	1332	Gross Area	1432	FinArea	1332

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 46 46D

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	Total Special Features:	Total:
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