



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	R	INDIAN CAMP LN, LINCOLN

OWNERSHIP

Owner 1:	DAVIS GARY
Owner 2:	DAVIS ELLEN LEE
Owner 3:	
Street 1:	20R INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	DUETSCH ROBERT A -
Owner 2:	DUETSCH SUSAN V -
Street 1:	20R 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 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 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	480,600		0.000		480,600		0
							GIS Ref
							GIS Ref
							Insp Date
							12/18/14
							Parcel ID
							103 13 0 20 20R
Total Card	480,600		0.000		480,600	Entered Lot Size	
Total Parcel	480,600		0.000		480,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 254.85			/Parcel: 254.85	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	465,100	0	.		465,100	465,100	Create Final value 2019	6/4/2019
2018	102	FV	465,100	0	.		465,100	465,100	Year End Roll	9/28/2017
2017	102	FV	434,800	0	.		434,800	434,800	Year End Roll	9/29/2016
2016	102	FV	431,100	0	.		431,100	431,100	Year End Roll	1/14/2016
2015	102	FV	415,900	0	.		415,900	415,900	Year End	10/2/2014
2014	102	FV	393,300	0	.		393,300	393,300	Year End Roll	1/23/2014
2013	102	FV	371,200	0	.		371,200	371,200	Year End Roll	10/25/2012
2012	102	FV	363,200	0	.		363,200	363,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUETSCH ROBERT	42773-209		5/12/2004		430000	No	No			
BELITSKY LEE J.	28076-273		1/14/1998		274000	No	No			
LINCOLN HOUSE A	21397-7		9/4/1991		205700	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/18/2014	MEAS+INSPCTD	618	G BOURGAULT
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/10/2004	M&L COMPLETE	615	
7/22/1994	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: 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

BATH FEATURES

Table with bath details: Full Bath: 2, 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

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo details: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.899999976, Name: 1 - BATTLE ROAD

GENERAL INFORMATION

Table with general details: Grade: C+ - AVG. (+), Year Blt: 1991, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 6 - CERAMIC T, 50%

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 8.5%, Functional: , Economic: , Special: , Override: , Total: 8.5%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 165.00, Size Adj.: 1.11693597, Const Adj.: 1.00940001, Adj \$ / SQ: 186.027, Other Features: 32360, Grade Factor: 1.12, Neighborhood Inf: 1.25000000, LUC Factor: 1.00, Adj Total: 525257, Depreciation: 44647, Depreciated Total: 480610

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 413307.7922, Juris. Factor, Val/Su Fin: 254.83, Special Features: 0, Val/Su Net: 190.26, Final Total: 480600, Val/Su SzAd 310.67

SPEC FEATURES/YARD ITEMS

Large table for spec features and yard items with columns: 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

Summary row for spec features: More: N, Total Yard Items: , Total Special Features: , Total:

COMMENTS

MARKET UNIT

RESIDENTIAL GRID

Table for 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 RMs: 6 BRs: 3 Baths: 2 HB 1

REMODELING

Table for remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table for res breakdown: No Unit, RMS, BRS, FL, 1, 6, 3, 2, Totals 1, 6, 3

SKETCH

Unsketched SubAreas: SFL: 658, FFL: 889, BMT: 847, OFP: 68, PAT: 64.

SUB AREA

Table for sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, FFL 1ST FLOOR 889 186.030 165,378, BMT BASEMENT 847 63.250 53,572, SFL 2ND FLOOR 658 186.030 122,406, OFP OPEN PORCH 68 15.000 1,020, PAT PATIO 64 7.000 448, Net Sketched Area: 2,526 Total: 342,824, Size Ad 1547 Gross Area 2526 FinArea 1886

SUB AREA DETAIL

Table for sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT 100 FLA 40 A

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 103 13 0 20 20R