



PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	B	INDIAN CAMP LN, LINCOLN

OWNERSHIP

Owner 1:	FELSHEIM NANCY E
Owner 2:	
Owner 3:	
Street 1:	26B INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1119 Type:

PREVIOUS OWNER

Owner 1:	SHANSKY ALAN -
Owner 2:	-
Street 1:	26B 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:				Topo		
D				Street	1	PAVED
s				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	135,700		0.000		135,700		0
							GIS Ref
							GIS Ref
							Insp Date
							04/18/12
Total Card		135,700	0.000		135,700	Entered Lot Size	
Total Parcel		135,700	0.000		135,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 121.81		/Parcel: 121.81		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	131,400	0	.		131,400	131,400	Create Final value 2019	6/4/2019
2018	102	FV	131,400	0	.		131,400	131,400	Year End Roll	9/28/2017
2017	102	FV	139,400	0	.		139,400	139,400	Year End Roll	9/29/2016
2016	102	FV	139,400	0	.		139,400	139,400	Year End Roll	1/14/2016
2015	102	FV	139,400	0	.		139,400	139,400	Year End	10/2/2014
2014	102	FV	139,400	0	.		139,400	139,400	Year End Roll	1/23/2014
2013	102	FV	139,400	0	.		139,400	139,400	Year End Roll	10/25/2012
2012	102	FV	139,400	0	.		139,400	139,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHANSKY ALAN,	27930-441		12/2/1997	OTHER	86000	No	No			MHFA sale
LINCOLN HOUSE A	20059-468		9/6/1989	OTHER	86000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/9/2017	6681	RENOVATI	10,000	C				Remodel bathroom;

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2018	PERMIT VISIT	622	K Cuoco
11/14/2018	PERMIT VISIT	622	K Cuoco
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/24/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with 3 columns: Category, Value, and Unit. Includes rows for 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

Table with 3 columns: Category, Value, and Unit. Includes rows for Grade (C+ - AVG. (+)), Year Blt (1989), Eff Yr Blt, Alt LUC, Alt %, Jurisdict, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with 3 columns: Category, Value, and Unit. Includes rows for 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.

Table with 3 columns: Category, Value, and Unit. Includes rows for 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).

SPEC FEATURES/YARD ITEMS

Table with 14 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.

More: N

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Table with 3 columns: Category, Value, and Rating. Includes rows for 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

Table with 3 columns: Category, Value, and Rating. Includes rows for Kits (1), Rating (AVERAGE), A Kits, Rating, Frpl, Rating, WSFlue, Rating.

CONDO INFORMATION

Table with 3 columns: Category, Value, and Unit. Includes rows for Location (I - INTERIOR), Total Units, Floor (1 - 1ST FLOOR), % Own (0.118840002), Name (1 - BATTLE ROAD).

DEPRECIATION

Table with 3 columns: Category, Value, and %. Includes rows for Phys Cond (AV - Average), Functional, Economic, Special (OR - OVERRID), Override, Total (61.74%).

CALC SUMMARY

Table with 2 columns: Category and Value. Includes rows for Basic \$ / SQ (165.00), Size Adj. (1.27899456), Const Adj. (0.98000002), Adj \$ / SQ (206.813), Other Features (22390), Grade Factor (1.12), Neighborhood Inf (1.25000000), LUC Factor (1.00), Adj Total (354774), Depreciation (219038), Depreciated Total (135737).

COMMENTS

AFFORDABLE UNIT

RESIDENTIAL GRID

Table with 14 columns: 1st Res Grid, Desc, Line 1, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes Totals: RMs: 5, BRs: 2, Baths: 1, HB: 1.

REMODELING

Table with 1 column: Category. Includes rows for Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with 5 columns: No Unit, RMS, BRS, FL. Includes Totals: 1, 5, 2.

COMPARABLE SALES

Table with 7 columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val (76000.00000), Juris. Factor, Val/Su Fin (121.81), Special Features (0), Val/Su Net (117.39), Final Total (135700), Val/Su SzAd (121.81).

PARCEL ID

103 13 0 26 26B

SKETCH

UnSketched SubAreas: SFL: 557, FFL: 557, OFF: 42,

SUB AREA

Table with 5 columns: Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes rows for FFL (1ST FLOOR), SFL (2ND FLOOR), OFF (OPEN PORCH), Net Sketched Area (1,156), Total (231,020), Size Ad (1114), Gross Area (1156), FinArea (1114).

SUB AREA DETAIL

Table with 9 columns: Sub Area, % Usbl, Descr, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

