



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
28	L	INDIAN CAMP LN, LINCOLN

**OWNERSHIP**

Owner 1:	BRYD JUSTIN MANUEL
Owner 2:	HORBATY-BRYD GABRIELLA
Owner 3:	
Street 1:	28L INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	COPELAND - KATHY J
Owner 2:	-
Street 1:	28L INDIAN CAMP LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**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, 2 Baths, 0 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 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	231,000		0.000		231,000		0
							GIS Ref
							GIS Ref
							Insp Date
							04/18/12
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 185.84						/Parcel: 185.84	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	223,500	0	.		223,500	223,500	Create Final value 2019	6/4/2019
2018	102	FV	223,500	0	.		223,500	223,500	Year End Roll	9/28/2017
2017	102	FV	245,300	0	.		245,300	245,300	Year End Roll	9/29/2016
2016	102	FV	245,300	0	.		245,300	245,300	Year End Roll	1/14/2016
2015	102	FV	245,300	0	.		245,300	245,300	Year End	10/2/2014
2014	102	FV	245,300	0	.		245,300	245,300	Year End Roll	1/23/2014
2013	102	FV	245,300	0	.		245,300	245,300	Year End Roll	10/25/2012
2012	102	FV	245,300	0	.		245,300	245,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COPELAND,KATHY	72854-552		6/28/2019	SALE RESTRIC	305517	No	No			
THE LINCOLN FOU	35813-309		7/1/2002	OTHER	212480	No	No			affordable sale
PERKINS SIMON,	35280-503		4/16/2002	SUBSEQUENT S	212480	No	No			Affordable sale
LINCOLN HOUSE A	20448-511		3/27/1990	OTHER	130000	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 EXTERIOR	615	

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:	4	- CARPET	50%
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

Avg Ht/FL: STD	
Prim Int Wal: 1 - DRYWALL	
Sec Int Wall:	
Partition: T - TYPICAL	
Prim Floors: 3 - HARDWOOD	
Sec Floors: 4 - CARPET 50%	
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	

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	Total Yard Items:	Total Special Features:	Total:
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BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
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:	0.866999984	
Name:	1	- BATTLE ROAD

DEPRECIATION

Phys Cond:	AV	- Average	8.9%
Functional:			
Economic:			
Special:	OR	- OVERRID	34%
Override:			
Total:			39.87%

CALC SUMMARY

Basic \$ / SQ:	165.00
Size Adj.:	1.21890593
Const Adj.:	0.98980004
Adj \$ / SQ:	199.068
Other Features:	25935
Grade Factor:	1.12
Neighborhood Inf:	1.25000000
LUC Factor:	1.00
Adj Total:	384090
Depreciation:	153136
Depreciated Total:	230953

COMMENTS

AFFORDABLE UNIT
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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:	0	BR:	0	Bath:	2	HB:	

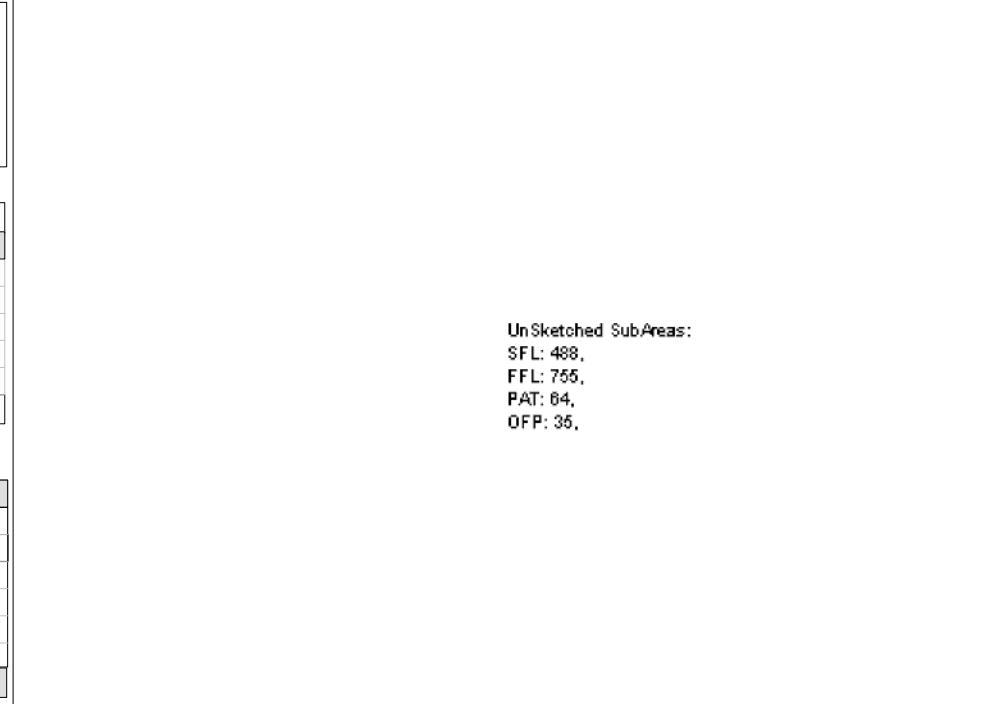
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

SKETCH



UnSketched SubAreas:  
SFL: 488,  
FFL: 755,  
PAT: 64,  
OPF: 35,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	755	199.070	150,296	
SFL	2ND FLOOR	488	199.070	97,145	
PAT	PATIO	64	7.000	448	
OPF	OPEN PORCH	35	15.000	525	
Net Sketched Area:		1,342	Total:	248,414	
Size Ad	1243	Gross Area	1342	FinArea	1243

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

