



PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	C	INDIAN CAMP LN, LINCOLN

OWNERSHIP

Owner 1:	BRAITHWAITE VICKI M
Owner 2:	
Owner 3:	
Street 1:	42C INDIAN CAMP LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MORRISON MELISSA A -
Owner 2:	-
Street 1:	42C 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, 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:						
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	141,500		0.000		141,500		
Total Card						Entered Lot Size	GIS Ref
Total Parcel							
Source: Market Adj Cost						Total Land:	Insp Date
Total Value per SQ unit /Card: 117.33 /Parcel: 117.33							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	136,900	0	.		136,900	136,900	Create Final value 2019	6/4/2019
2018	102	FV	136,900	0	.		136,900	136,900	Year End Roll	9/28/2017
2017	102	FV	137,900	0	.		137,900	137,900	Year End Roll	9/29/2016
2016	102	FV	137,900	0	.		137,900	137,900	Year End Roll	1/14/2016
2015	102	FV	137,900	0	.		137,900	137,900	Year End	10/2/2014
2014	102	FV	137,900	0	.		137,900	137,900	Year End Roll	1/23/2014
2013	102	FV	137,900	0	.		137,900	137,900	Year End Roll	10/25/2012
2012	102	FV	137,900	0	.		137,900	137,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORRISON MELISS	35178-437		4/1/2002	CONVENIENC	123000	No	No			Affordable sale
MA KEE MAGGIE,	29256-233		9/2/1998	OTHER	87330	No	No			affordable housing
LINCOLN HOUSE A	20135-303		10/13/1989	OTHER	86000	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
4/3/2004	M&L COMPLETE	615	
7/13/1994	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

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1989, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

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

SPEC FEATURES/YARD ITEMS

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

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

BATH FEATURES

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

CONDO INFORMATION

Table with condo info: Location: I - INTERIOR, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.778999984, Name: 1 - BATTLE ROAD

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 8.9%, Functional: %, Economic: %, Special: OR - OVERRID, 59%, Override: , Total: 62.65%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 165.00, Size Adj.: 1.23482585, Const Adj.: 0.99959999, Adj \$ / SQ: 203.665, Other Features: 22422, Grade Factor: 1.12, Neighborhood Inf: 1.25000000, LUC Factor: 1.00, Adj Total: 378784, Depreciation: 237308, Depreciated Total: 141476

COMMENTS

AFFORDABLE UNIT CURRENT ADDRESS:4 HO TUNG RD 5TH FL KOWLOON HONG KONG .

RESIDENTIAL GRID

Table with 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: 5, BRs: 2, Baths: 1, HB 1

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 5, 2, 2, Totals, 1, 5, 2

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 74600.00000, Juris. Factor, Val/Su Fin: 117.33, Special Features: 0, Val/Su Net: 100.50, Final Total: 141500, Val/Su SzAd 117.33

PARCEL ID 103 13 0 42 42C

SKETCH

Unsketched SubAreas: SFL: 603, FFL: 603, PAT: 64, OFF: 138,

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, FFL 1ST FLOOR 603 203.660 122,810, SFL 2ND FLOOR 603 203.660 122,810, OFP OPEN PORCH 138 15.000 2,070, PAT PATIO 64 7.000 448, Net Sketched Area: 1,408, Total: 248,138, Size Ad 1206, Gross Area 1408, FinArea 1206

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

