Map	Lot	Sublot	Building	Unit	CARD
158	4	0	6	54	1 of 1

CONDOS

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	724,300	/	724,300
USE VALUE:	724,300	/	724,300
ASSESSED:	724,300	/	724,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		BIRCHWOOD LN, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	DAMON TR PRISCILLA A
Owner 2:	PRISCILLA DAMON TRUST
Owner 3:	
Street 1:	54 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DAMON - PRISCILLA A
Owner 2:	-
Street 1:	54 BIRCHWOOD LANE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1979, having primarily CLAPBOARD Exterior and 2373 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	715,000	9,300		724,300
Total Card	0.000	715,000	9,300		724,300
Total Parcel	0.000	715,000	9,300		724,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.24 | /Parcel: 305.24

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
0			12/16/21

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 158 4 0 6 54

!2574!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	637,100	8700	.		645,800		Year End Roll	12/2/2024
2024	102	FV	576,500	8700	.		585,200		Year end	11/9/2023
2023	102	FV	552,400	8700	.		561,100	561,100	Year end	11/3/2022
2022	102	FV	523,500	8900	.		532,400	532,400	Year End Roll	10/19/2021
2021	102	FV	516,500	8900	.		525,400	525,400	Year End Roll	10/15/2020
2020	102	FV	530,700	8900	.		539,600	539,600	Year End Roll	9/26/2019
2019	102	FV	513,200	8900	.		522,100	522,100	Create Final va	6/4/2019
2018	102	FV	513,200	8900	.		522,100	522,100	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:56:31

LAST REV

Date	Time
10/03/22	11:13:47
blakeley	

USER DEFINED

Prior Id # 1:	98 114 54
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2574

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAMON,PRISCILLA	80704-217		9/14/2022	CONVENIENC	100	No	No		
RYAN MARJORIE H	56818-20		5/4/2011		450,000	No	No		
	13907-504		2/22/1980		148,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2020	R-20-0138	WDK	12,500	O	9/9/2020			Remove & replace d

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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.	0.00	LR	1.00															

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	LINCRDGE	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	8 - CONDO-TNHS
Sty Ht:	1T - 1T
(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:	B- - GOOD (-)		
Year Blt:	1979	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:	15 - CARPET		
Sec Floors:	3 - HARDWOO	15	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	15 - HEAT PUMP		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	3	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:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	6.956699848
Name:	4 - LINCOLN RIDG

DEPRECIATION

Phys Cond:	AV - Average	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.9	%

CALC SUMMARY

Basic $ / SQ:	198.00
Size Adj.:	1.02542889
Const Adj.:	0.95284998
Adj $ / SQ:	193.462
Other Features:	36031
Grade Factor:	1.20
NBHD Inf:	1.37000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	820840
Depreciation:	105888
Depreciated Total:	714951

COMMENTS

6.9567% COMMON INTEREST D UNIT BMT WALKOUT .

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:	7	BRs:	3	Baths:	3	HB	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

SKETCH

UnSketched SubAreas:
SFL: 664,
FFL: 1318,
BMT: 1303,
WDK: 196,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,318	193.460	254,983
BMT	BASEMENT	1,303	57.800	75,309
SFL	2ND FLOOR	664	193.460	128,459
WDK	WOOD DECK	196	23.030	4,513

Net Sketched Area:	3,481	Total:	463,264		
Size Ad	1982	Gross Area	3481	FinArea	2373

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

COMPARABLE SALES

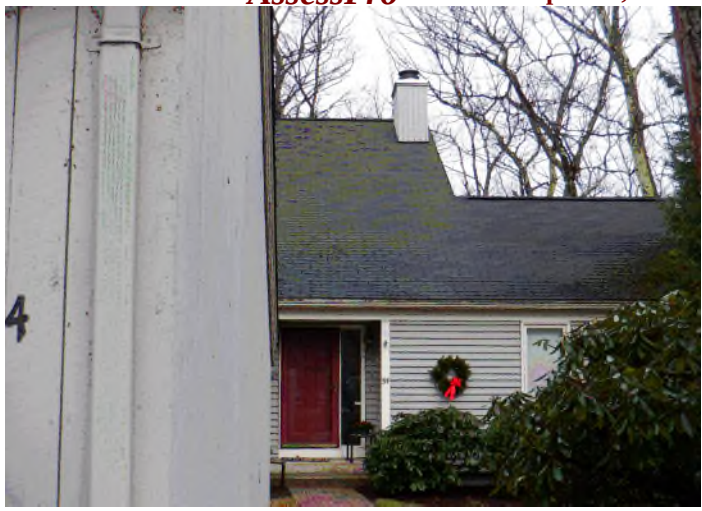
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	541900.0000

Juris. Factor:		Before Depr:	318.05
Special Features:	0	Val/Su Net:	205.40
Final Total:	715000	Val/Su SzAd	360.75

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

158 4 0 6 54

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
04	CONDO-GAR	D	Y	1	1	A	AV	1979	10,700.00	T	12.9	102			9,300			9,300

More:	N	Total Yard Items:	9,300	Total Special Featues:		Total:	9,300