Total Card / Total Parcel

	Total Card	Total Parcel
APPRAISED:	959,200 /	959,200
USE VALUE:	959,200 /	959,200
ASSESSED:	959,200 /	959,200

PROPERTY LOCATION

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

OWNERSHIP
Unit #:

Owner 1:	PERERA JOAN HULME
Owner 2:	
Owner 3:	
Street 1:	13 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-4907	Type:

PREVIOUS OWNER

Owner 1:	MOORE JAMES W -
Owner 2:	MOORE ELIZABETH H -
Street 1:	13 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773-4907	

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 3293 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 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	959,200			959,200
Total Card	0.000	959,200			959,200
Total Parcel	0.000	959,200			959,200

Source: Market Adj Cost   Total Value per SQ unit /Card: 291.31   /Parcel: 291.31

Legal Description
1971

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0

GIS Ref

GIS Ref

Insp Date
12/14/21

!2589!

PREVIOUS ASSESSMENT

Parcel ID: 175 6 0 3 13

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	856,000	0	.		856,000		Year End Roll	12/2/2024
2024	102	FV	775,500	0	.		775,500		Year end	11/9/2023
2023	102	FV	743,200	0	.		743,200	743,200	Year end	11/3/2022
2022	102	FV	702,800	0	.		702,800	702,800	Year End Roll	10/19/2021
2021	102	FV	693,400	0	.		693,400	693,400	Year End Roll	10/15/2020
2020	102	FV	712,500	0	.		712,500	712,500	Year End Roll	9/26/2019
2019	102	FV	689,800	0	.		689,800	689,800	Create Final va	6/4/2019
2018	102	FV	689,800	0	.		689,800	689,800	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	18:58:48

LAST REV
Date	Time
01/07/22	13:29:01

apro

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 2589

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOORE JAMES W,	57271-1		8/9/2011	CHD>SALE	645,000	No	No		
WOO WAY DONG,	31619-293		7/18/2000		560,000	No	No		
	13720-517		6/22/1979		135,500	No	No		

USER DEFINED

Prior Id # 1:	98 115 13
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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2021	R-21-0095	MANUAL	10,885	C	7/15/2021			Replace 3 patio do
7/15/2013	5474	WINDOWS	8,132	C				replace 3 win and
2/21/2012	4982	RENOVATI	21,000	C				Replace existing c
10/4/2011	4875	RENOVATI	19,000	C				REMODEL MASTER BTH

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	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

Field	Value
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

Field	Value
Grade:	B- - GOOD (-)
Year Blt: 1979	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	3 - HARDWOO 20 %
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

Feature		Rating	
Full Bath	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Feature		Rating	
Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Field	Value
Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	6.791600227
Name:	4 - LINCOLN RIDG

DEPRECIATION

Field	Value	
Phys Cond:	GD - Good	9.0 %
Functional:	D - DESIGN	-5.0 %
Economic:		%
Special:		%
Override:		%
Total:		4.45 %

COMMENTS

6.7916% COMMON INTEREST E UNIT. master Plan 1979-534 says 2325 sf. This includes cathedral/open area on 2nd floor. Actual SF 2260 sqft +-.

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 1		

REMODELING

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

RES BREAKDOWN

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

CALC SUMMARY

Field	Value
Basic $ / SQ:	198.00
Size Adj.:	0.98539829
Const Adj.:	0.95379996
Adj $ / SQ:	186.095
Other Features:	56977
Grade Factor:	1.20
NBHD Inf:	1.37000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1003908
Depreciation:	44674
Depreciated Total:	959234

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:	Ind.Val	612100.0000

Field	Value	Field	Value
Juris. Factor:		Before Depr:	305.94
Special Features:	0	Val/Su Net:	217.41
Final Total:	959200	Val/Su SzAd	424.42

SKETCH

UnSketched SubAreas:
SFL: 870,
FFL: 1390,
BMT: 1377,
GAR: 535,
WDK: 240,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,390	186.090	258,672
BMT	BASEMENT	1,377	77.930	107,306
SFL	2ND FLOOR	870	186.090	161,902
GAR	GARAGE	535	38.520	20,608
WDK	WOOD DECK	240	21.600	5,184
	Net Sketched Area:	4,412	Total:	553,672
Size Ad	2260	Gross Area	4412	FinArea 3293

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

AssessPro **Patriot Properties, Inc**

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID   175 6 0 3 13

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 Featues:	Total: