



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCALÉER TR HAROLD T
Owner 2:	MCALÉER TR SHIRLEY M
Owner 3:	HTM/SMM REALTY TRUST
Street 1:	82 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

PREVIOUS OWNER

Owner 1:	MCALÉER - HAROLD T
Owner 2:	MCALÉER - SHIRLEY M
Street 1:	82 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4908

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									690						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	347,800		1.860	797,500	1,145,300	3446	0
Total Card							347,800
Total Parcel							347,800
Source: Market Adj Cost							Total Value per SQ unit /Card: 514.51 /Parcel: 514.51
Entered Lot Size							
Total Land:							
Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	347,800	0	1.86	797,500	1,145,300	1,145,300	Year End Roll	9/28/2017
2017	101	FV	355,300	0	1.86	797,500	1,152,800	1,152,800	Year End Roll	9/29/2016
2016	101	FV	347,200	0	1.86	745,500	1,092,700	1,092,700	Year End Roll	1/14/2016
2015	101	FV	338,500	0	1.86	690,300	1,028,800	1,028,800	Year End	10/2/2014
2014	101	FV	315,200	0	1.86	680,700	995,900	995,900	Year End Roll	1/23/2014
2013	101	FV	309,400	0	1.86	660,700	970,100	970,100	Year End Roll	10/25/2012
2012	101	FV	309,400	0	1.86	702,700	1,012,100	1,012,100	Year End	1/26/2012
2011	101	FV	315,200	0	1.86	726,600	1,041,800	1,041,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCALÉER,HAROLD	61605-315		4/16/2013	FAMILY		1	No	No		
MCALÉER TR,HARO	61605-291		4/16/2013	FAMILY		1	No	No		
McALeer,Harold	59732-583		8/10/2012	FAMILY		1	No	No		
McALeer Tr,Haro	59732-557		8/10/2012	FAMILY		1	No	No		
MCALÉER HAROLD	56505-368		2/23/2011	FAMILY		1	No	No		
MCALÉER HAROLD	32165-551		12/20/2000	CONVENIENC		1	No	No		
MCALÉER HAROLD	29536-598		10/27/1998	CONVENIENC		1	No	No		
WINCHELL GUILBE	14758-230		10/15/1982		110000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2014	5950	WINDOWS	26,860	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	D VELUTTI
12/17/1997	ABATE-INSPEC	600	PA
5/15/1996	MEAS+INSPCTD	606	J SMITH
4/20/1996	MEAS/EXT INS	606	J SMITH
6/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.85955	Total SF/SM:	81002.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	797,490	Spl Credit	Total:	797,500
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

