



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	VERMA DHARMENDRA T
Owner 2:	SINCLAIR KAREN F
Owner 3:	
Street 1:	35 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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	LR	1.00															

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	521,100	8,900	0.000		530,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 214.05						/Parcel: 214.05	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	521,100	8900	.		530,000	530,000	Year End Roll	9/28/2017
2017	102	FV	516,400	8900	.		525,300	525,300	Year End Roll	9/29/2016
2016	102	FV	516,400	8900	.		525,300	525,300	Year End Roll	1/14/2016
2015	102	FV	492,900	8900	.		501,800	501,800	Year End	10/2/2014
2014	102	FV	455,400	8900	.		464,300	464,300	Year End Roll	1/23/2014
2013	102	FV	429,100	8900	.		438,000	438,000	Year End Roll	10/25/2012
2012	102	FV	429,100	8900	.		438,000	438,000	Year End	1/26/2012
2011	102	FV	459,600	8900	.		468,500	468,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GURLEY ELIZABET	19138-54		6/22/1988		350000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	D VELUTTI
5/30/1997	MEAS+INSPCTD	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

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:	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:	3	- HARDWOOD
Sec Floors:		
Bsmnt Flr:		
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

### 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		A	AV	1979	10,000.00	T	11	102			8,900			8,900																	
									Total Yard Items: 8,900									Total Special Features:									Total: 8,900								

More:	N	Total Yard Items: 8,900									Total Special Features:									Total: 8,900								
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### BATH FEATURES

Full Bath:	3	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

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

### CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.645299911	
Name:	4	- LINCOLN RIDG

### DEPRECIATION

Phys Cond:	GD	- Good	7.7%
Functional:			
Economic:			
Special:			
Override:			
Total:			7.7%

### CALC SUMMARY

Basic \$ / SQ:	162.00
Size Adj.:	1.06033516
Const Adj.:	0.96899998
Adj \$ / SQ:	166.449
Other Features:	39067
Grade Factor:	1.25
Neighborhood Inf:	1.11000001
LUC Factor:	1.00
Adj Total:	564577
Depreciation:	43472
Depreciated Total:	521105

### COMMENTS

6.6453% COMMON INTEREST B UNIT  
BMTWALKOUT .

### 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	RM:	8	BR:	2	Baths:	3	HB	1				

### REMODELING

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

### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	2
Totals			
1	8	2	2

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val 476900.0000				
Juris. Factor:		Val/Su Fin: 210.46		
Special Features: 0		Val/Su Net: 179.07		
Final Total: 521100		Val/Su SzAd: 291.12		

### SKETCH

Unsketched SubAreas:  
SFL: 810,  
FFL: 980,  
BMT: 980,  
WDK: 140,

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	980	67.830	66,472
FFL	1ST FLOOR	980	166.450	163,120
SFL	2ND FLOOR	810	166.450	134,824
WDK	WOOD DECK	140	24.430	3,420
Net Sketched Area:		2,910	Total:	367,836
Size Ad	1790 Gross Area	2910	FinArea	2476

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	70	A	0

### IMAGE

AssessPro Patriot Properties, Inc

