

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BEAUDRY FLORENCE B
Owner 2:	BEAUDRY ROBERT E
Owner 3:	
Street 1:	39 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	BEAUDRY FLORENCE B -
Owner 2:	BEAUDRY ROBERT E -
Street 1:	39 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(n) CONDO-TNHS Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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 Infru	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
102	570,800	8,900	0.000		579,700	2895
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 195.89						/Parcel: 195.89

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	570,800	8900	.		579,700	579,700	Year End Roll	9/28/2017
2017	102	FV	565,700	8900	.		574,600	574,600	Year End Roll	9/29/2016
2016	102	FV	565,700	8900	.		574,600	574,600	Year End Roll	1/14/2016
2015	102	FV	540,000	8900	.		548,900	548,900	Year End	10/2/2014
2014	102	FV	498,800	8900	.		507,700	507,700	Year End Roll	1/23/2014
2013	102	FV	470,000	8900	.		478,900	478,900	Year End Roll	10/25/2012
2012	102	FV	462,700	8900	.		471,600	471,600	Year End	1/26/2012
2011	102	FV	495,600	8900	.		504,500	504,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEAUDRY FLORENC	48971-306		2/9/2007	FAMILY		1	No	No		
BEAUDRY FLORENC	32266-589		1/17/2001	CONVENIENC		1	No	No		
BEAUDRY ROBERT	29492-200		10/16/1998	CONVENIENC		1	No	No		
MAXWELL PATRICI	28522-481		7/23/1997		375000	No	No	No		
KELLY MARY A	20255-400		12/12/1989		312500	No	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
5/27/1997	MEAS/EXT INS	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
5/1/1987	INSPECTED	601	PAUL MARSH

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

USER DEFINED

Prior Id # 1:	98 113 39
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:	

PRINT

Date	Time
10/03/18	04:00:29

LAST REV

Date	Time
03/28/18	12:35:00

blakeley
2567

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:	4	- CARPET
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

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:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	7.123899937	
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.:	1.02542889
Const Adj.:	0.94999999
Adj \$ / SQ:	157.814
Other Features:	42611
Grade Factor:	1.25
Neighborhood Inf:	1.11000001
LUC Factor:	1.00
Adj Total:	618441
Depreciation:	47620
Depreciated Total:	570821

COMMENTS

7.1239% COMMON INTEREST D UNIT. 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	RM:	8	BR:	3	Baths:	3	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals	1	8	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	526600.0000
Juris. Factor:		Val/Su Fin:		192.90
Special Features:	0	Val/Su Net:		163.98
Final Total:	570800	Val/Su SzAd:		287.99

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	157.810	207,998
BMT	BASEMENT	1,303	66.080	86,108
SFL	2ND FLOOR	664	157.810	104,788
WDK	WOOD DECK	196	21.520	4,218
Net Sketched Area:		3,481	Total:	403,112
Size Ad	1982 Gross Area	3481	FinArea	2959

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 158 1 0 3 39