

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MANGINI PAUL ANTHONY
Owner 2:	MANGINI DOREEN FRANCES
Owner 3:	
Street 1:	47 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CHAFFIN - JAY W
Owner 2:	DAVIS-CHAFFIN - ELIZABETH M
Street 1:	47 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(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, 9 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 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	594,200	8,900	0.000		603,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 188.63						/Parcel: 188.63	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	594,200	8900	.		603,100	603,100	Year End Roll	9/28/2017
2017	102	FV	588,800	8900	.		597,700	597,700	Year End Roll	9/29/2016
2016	102	FV	588,800	8900	.		597,700	597,700	Year End Roll	1/14/2016
2015	102	FV	562,100	8900	.		571,000	571,000	Year End	10/2/2014
2014	102	FV	519,200	8900	.		528,100	528,100	Year End Roll	1/23/2014
2013	102	FV	489,000	8900	.		497,900	497,900	Year End Roll	10/25/2012
2012	102	FV	496,700	8900	.		505,600	505,600	Year End	1/26/2012
2011	102	FV	532,200	8900	.		541,100	541,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHAFFIN,JAY W	67726-537		8/1/2016		660000	No	No			
SCHILLER JOAN A	55045-80		7/26/2010		540000	No	No			
SCHILLER JOAN A	48681-571		12/18/2006	FAMILY	1	No	No			
SCHILLER JOAN A	39834-293		7/7/2003	CONVENIENC	1	No	No			
MILLS RODNEY	19404-425		10/14/1988		410000	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
3/14/2004	M&L COMPLETE	615	D VELUTTI

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:	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

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

**BATH FEATURES**

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

**OTHER FEATURES**

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	7.427999973	
Name:	4	- LINCOLN RIDG

**CONDO INFORMATION**

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

**DEPRECIATION**

Basic \$ / SQ:	162.00
Size Adj.:	0.96412778
Const Adj.:	0.94999999
Adj \$ / SQ:	148.379
Other Features:	36319
Grade Factor:	1.25
Neighborhood Inf:	1.11000001
LUC Factor:	1.00
Adj Total:	643751
Depreciation:	49569
Depreciated Total:	594182

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	578848.3146
Juris. Factor:		Val/Su Fin:	185.86	
Special Features:	0	Val/Su Net:	163.15	
Final Total:	594200	Val/Su SzAd:	243.33	

**COMMENTS**

7.4280% COMMON INTEREST C UNIT BMT ( 2 BMTs )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:	9	BR:	3	Baths:	3	HB					

**REMODELING**

Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	9	3	2

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	3	2
Totals			
1	9	3	

**SKETCH**

UnSketched SubAreas:  
SFL: 749,  
FFL: 1693,  
BMT: 944,  
WDK: 256,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,693	148.380	251,206	
BMT	BASEMENT	944	63.800	60,230	
SFL	2ND FLOOR	749	148.380	111,136	
WDK	WOOD DECK	256	19.820	5,073	
Net Sketched Area:		3,642	Total:	427,645	
Size Ad	2442	Gross Area	3642	FinArea	3197

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	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

**PARCEL ID**

158 1 0 5 47

More:	N	Total Yard Items:	8,900	Total Special Features:		Total:	8,900
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**IMAGE**

AssessPro Patriot Properties, Inc

