



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JOHNSON TR LAURA STOOKEY
Owner 2:	
Owner 3:	LAURA STOOKEY JOHNSON TR 2015
Street 1:	1702 WEST DOE RUN
Street 2:	
Twn/City:	UNIONVILLE
St/Prov:	PA Cntry Own Occ: Y
Postal:	19375 Type:

PREVIOUS OWNER

Owner 1:	STOOKEY-STUART - LAURA
Owner 2:	-
Street 1:	49 BIRCHWOOD LN
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, 7 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 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.	0.000	LR	1.00															

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
102	621,300	9,200	0.000		630,500	2754	0			
							GIS Ref			
							GIS Ref			
Total Card					621,300	9,200	0.000	630,500	Entered Lot Size	
Total Parcel					621,300	9,200	0.000	630,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 210.28			/Parcel: 210.28		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	102	FV	621,300	9200	.		630,500	630,500	Year End Roll	9/28/2017
2017	102	FV	615,700	9200	.		624,900	624,900	Year End Roll	9/29/2016
2016	102	FV	615,700	9200	.		624,900	624,900	Year End Roll	1/14/2016
2015	102	FV	587,700	9200	.		596,900	596,900	Year End	10/2/2014
2014	102	FV	542,900	9200	.		552,100	552,100	Year End Roll	1/23/2014
2013	102	FV	511,900	9200	.		521,100	521,100	Year End Roll	10/25/2012
2012	102	FV	511,900	9200	.		521,100	521,100	Year End	1/26/2012
2011	102	FV	548,100	9200	.		557,300	557,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STOOKEY-STUART,	66677-10		1/15/2016	FAMILY		1	No	No		
MALONEY JOSEPH	47348-28		4/21/2006		710000	No	No			
ANDERSON JOHN L	30425-264		7/2/1999	CHD>SALE	490000	No	No			
URY WILLIAM L	23041-549		4/2/1993		325800	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2010	4588	WDK	5,000	C	11/17/2011			replace existing d
7/29/1999	1749	RENOVATI	8,500	C	6/4/2000			kitchen 6/4/00 10
5/25/1993	248	RENOVATI	5,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	D VELUTTI
6/4/2000	MEAS+INSPCTD	611	P MULHERN
5/27/1997	MEAS/EXT INS	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
7/12/1995	MEAS/EXT INS	600	PA
12/20/1993	PERMIT VISIT	600	PA
5/1/1987	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

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	GD	1979	10,000.00	T	7.7	102			9,200			9,200

More:	N
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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:	GOOD

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	7.259099960	
Name:	4	- LINCOLN RIDG

DEPRECIATION

Phys Cond:	VG	- Very Good	7.2%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			7.2%

CALC SUMMARY

Basic \$ / SQ:	162.00
Size Adj.:	0.96521389
Const Adj.:	0.96899998
Adj \$ / SQ:	151.517
Other Features:	52949
Grade Factor:	1.25
Neighborhood Inf:	1.11000001
LUC Factor:	1.00
Adj Total:	669458
Depreciation:	48201
Depreciated Total:	621257

COMMENTS

7.2591% COMMON INTEREST C 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	7	BR	3	Baths:	3	HB					

REMODELING

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

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	618100.0000
Juris. Factor:		Val/Su Fin:		207.24	
Special Features:	0	Val/Su Net:		168.10	
Final Total:	621300	Val/Su SzAd:		255.47	

PARCEL ID

158 1 0 5 49

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,683	151.520	255,004	
BMT	BASEMENT	944	58.330	55,067	
SFL	2ND FLOOR	749	151.520	113,486	
WDK	WOOD DECK	320	18.700	5,985	
Net Sketched Area:		3,696	Total:	429,542	
Size Ad	2432	Gross Area	3696	FinArea	2998

IMAGE

AssessPro Patriot Properties, Inc

Undisplayed Areas:
SFL: 749
FFL: 1683
BMT: 944
WDK: 320