



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BLACKLOW ROBERT S
Owner 2:	BLACKLOW WINIFRED Y
Owner 3:	
Street 1:	16 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	DAHMEN JOSEPH E -
Owner 2:	DAHMEN JANE M -
Street 1:	16 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4929

**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 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:				Topo		
D				Street	1	PAVED
s				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	590,200	8,900	0.000		599,100		0
							GIS Ref
							GIS Ref
Total Card	590,200	8,900	0.000		599,100	Entered Lot Size	
Total Parcel	590,200	8,900	0.000		599,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 212.48		/Parcel:	212.48	Land Unit Type:	Insp Date
							04/11/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	590,200	8900	.		599,100	599,100	Year End Roll	9/28/2017
2017	102	FV	584,900	8900	.		593,800	593,800	Year End Roll	9/29/2016
2016	102	FV	584,900	8900	.		593,800	593,800	Year End Roll	1/14/2016
2015	102	FV	558,300	8900	.		567,200	567,200	Year End	10/2/2014
2014	102	FV	515,800	8900	.		524,700	524,700	Year End Roll	1/23/2014
2013	102	FV	485,900	8900	.		494,800	494,800	Year End Roll	10/25/2012
2012	102	FV	491,900	8900	.		500,800	500,800	Year End	1/26/2012
2011	102	FV	527,000	8900	.		535,900	535,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAHMEN JOSEPH E	44627-277		2/11/2005		677500	No	No			
WADSWORTH VIRGI	28823-256		7/10/1998		435000	No	No			
	13756-057		8/6/1979		131500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/6/2008	4017	WDK	10,000	C	7/19/2010			remove & replace d

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	D VELUTTI
6/21/1999	MEAS+INSPCTD	600	PA
5/27/1997	MEAS/EXT INS	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
5/11/1987	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:	4	- CARPET 10%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% 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:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.231699944	
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.:	0.96412778
Const Adj.:	0.96709996
Adj \$ / SQ:	151.050
Other Features:	37551
Grade Factor:	1.25
Neighborhood Inf:	1.1100001
LUC Factor:	1.00
Adj Total:	639473
Depreciation:	49239
Depreciated Total:	590233

**COMMENTS**

6.2317% COMMON INTEREST C 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	7	BR	2	Bath	3	HB					

**REMODELING**

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

**RES BREAKDOWN**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 610400.0000
Juris. Factor:		Val/Su Fin:	209.29	
Special Features:	0	Val/Su Net:	159.26	
Final Total:	590200	Val/Su SzAd:	241.69	

**PARCEL ID**

175 6 0 7 16

**SKETCH**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,693	151.050	255,728
BMT	BASEMENT	944	51.360	48,481
SFL	2ND FLOOR	749	151.050	113,137
WDK	WOOD DECK	320	18.700	5,985
Net Sketched Area:		3,706	Total:	423,331
Size Ad	2442	Gross Area	3706	FinArea 2820

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	0

**IMAGE**

**AssessPro** Patriot Properties, Inc



Undisplayed Areas:  
 SFL: 749  
 FFL: 1693  
 BMT: 944  
 WDK: 320