



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SHAPIRO ALAN J
Owner 2:	SHAPIRO PATRICIA C
Owner 3:	
Street 1:	21 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, 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	559,700	8,900	0.000		568,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 196.47						/Parcel: 196.47	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	559,700	8900	.		568,600	568,600	Year End Roll	9/28/2017
2017	102	FV	554,600	8900	.		563,500	563,500	Year End Roll	9/29/2016
2016	102	FV	554,600	8900	.		563,500	563,500	Year End Roll	1/14/2016
2015	102	FV	529,400	8900	.		538,300	538,300	Year End	10/2/2014
2014	102	FV	489,100	8900	.		498,000	498,000	Year End Roll	1/23/2014
2013	102	FV	460,700	8900	.		469,600	469,600	Year End Roll	10/25/2012
2012	102	FV	460,700	8900	.		469,600	469,600	Year End	1/26/2012
2011	102	FV	493,600	8900	.		502,500	502,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WYMAN, MICHAEL	26561-60		8/6/1996		365000	No	No			
TITLEBAUM EARL/	17288-260		8/11/1986		330000	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
3/27/2004	M&L EXTERIOR	615	D VELUTTI
5/30/1997	MEAS+INSPCTD	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**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

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:	5.681600094
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.:	1.02542889
Const Adj.:	0.94999999
Adj \$ / SQ:	157.814
Other Features:	36213
Grade Factor:	1.25
Neighborhood Inf:	1.11000001
LUC Factor:	1.00
Adj Total:	606354
Depreciation:	46689
Depreciated Total:	559665

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	548500.0000
Juris. Factor:		Val/Su Fin:	193.40	
Special Features:	0	Val/Su Net:	160.79	
Final Total:	559700	Val/Su SzAd:	282.39	

**COMMENTS**

5.6816% COMMON INTEREST D UNIT .

**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

**RES BREAKDOWN**

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

**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	64.310	83,795	
SFL	2ND FLOOR	664	157.810	104,788	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		3,481	Total:	400,799	
Size Ad	1982	Gross Area	3481	FinArea	2894

**SUB AREA DETAIL**

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

175 6 0 5 21

**IMAGE**

AssessPro Patriot Properties, Inc

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