



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLS SUSAN H
Owner 2:	
Owner 3:	
Street 1:	24 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HUBBARD ELIOT -
Owner 2:	-
Street 1:	24 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4927

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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:						
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	512,800	9,200	0.000		522,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 240.55						/Parcel: 240.55	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	512,800	9200	.		522,000	522,000	Year End Roll	9/28/2017
2017	102	FV	508,200	9200	.		517,400	517,400	Year End Roll	9/29/2016
2016	102	FV	508,200	9200	.		517,400	517,400	Year End Roll	1/14/2016
2015	102	FV	485,100	9200	.		494,300	494,300	Year End	10/2/2014
2014	102	FV	448,100	9200	.		457,300	457,300	Year End Roll	1/23/2014
2013	102	FV	422,200	9200	.		431,400	431,400	Year End Roll	10/25/2012
2012	102	FV	422,700	9200	.		431,900	431,900	Year End	1/26/2012
2011	102	FV	457,900	9200	.		467,100	467,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUBBARD ELIOT,	51085-364		4/25/2008		550000	No	No			
COPELAND CHARLE	23130-165		4/29/1993		322000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/22/2016	6483	WINDOWS	9,046	C				Replace 3 windows
11/3/2015	6273	WINDOWS	14,461	C				Replace 2 windows
9/29/1995	820-95	MANUAL	3,500	C	5/27/1997			R-DECK
2/1/1994	426	MANUAL	3,000	C	8/17/1995			FIREPL
1/20/1994	418	MANUAL	7,500	C	8/17/1995			SKYLITES

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	D VELUTTI
5/27/1997	MEAS+INSPCTD	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
7/12/1995	INSPECTED	600	PA
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 7 - CONDO-GRDN, Sty Ht: 1 - 1, (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

Table with general info: Grade: B- - GOOD (-), Year Blt: 1979, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 15 - CARPET, 40%, 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: Yes, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table with columns: 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

BATH FEATURES

Table with bath details: Full Bath: 2, 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

Table with other features: Kits: 1, Rating: FAIR, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 6.129499912, Name: 4 - LINCOLN RIDG

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 11.%, Functional: %, Economic: %, Special: %, Override: , Total: 11.%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 165.00, Size Adj.: 1.07154381, Const Adj.: 0.96139997, Adj \$ / SQ: 169.980, Other Features: 30694, Grade Factor: 1.25, Neighborhood Inf: 1.11000001, LUC Factor: 1.00, Adj Total: 576150, Depreciation: 63376, Depreciated Total: 512773

COMMENTS

6.1295% COMMON INTEREST C-1 UNIT .

RESIDENTIAL GRID

Table with 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, RMs: 6, BRs: 2, Baths: 2, HB

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 6, 2, 1, Totals, 1, 6, 2

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 500500.0000, Juris. Factor, Val/Su Fin: 236.31, Special Features: 0, Val/Su Net: 141.19, Final Total: 512800, Val/Su SzAd: 295.39

SKETCH

UnSketched SubAreas: FFL: 1736, BMT: 1736, WDK: 160,

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 3,632, Total: 384,549, Size Ad: 1736, Gross Area: 3632, FinArea: 2170

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT, 100, RRM, 25, A, 0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

175 6 0 6 24

Summary table: More: N, Total Yard Items: 9,200, Total Special Features: , Total: 9,200