



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN RIDGE CONDO
Owner 2:	
Owner 3:	
Street 1:	1 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773
Own Occ:	Type:

PREVIOUS OWNER

Owner 1:	LINCOLN RIDGE CONDO -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.045 ACRES of land mainly classified as CONDO CONDO

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
998	CONDO		1.20845		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									36,254						36,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
998			3.045	578,700	578,700	MASTER CONDO RECORD PHASE III	
Total Card			3.045	578,700	578,700	Entered Lot Size	
Total Parcel			3.045	578,700	578,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	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	998	FV		0	3.045	578,700	578,700	578,700	Year End Roll	9/28/2017
2017	998	FV		0	3.045	548,300	548,300	548,300	Year End Roll	9/29/2016
2016	998	FV		0	3.045	533,100	533,100	533,100	Year End Roll	1/14/2016
2015	998	FV		0	3.045	496,300	496,300	496,300	Year End	10/2/2014
2014	998	FV		0	3.045	448,300	448,300	448,300	Year End Roll	1/23/2014
2013	998	FV		0	3.045	436,300	436,300	436,300	Year End Roll	10/25/2012
2012	998	FV		0	3.045	36,300	36,300	36,300	Year End	1/26/2012
2011	998	FV		0	3.045				Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN RIDGE C	13849-560		12/3/1979			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	3.04500	Total SF/SM:	132640.20	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	578,654	SpI Credit	Total:	578,700
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