158	4	0			1 of 1
Map	Lot	Sublot	Building	Unit	CARD

TOTAL ASSESSED: 624,600
!2842!

Town Of Lincoln

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		Own Occ:	
Postal:	01773			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 4.577 ACRES of land mainly classified as

CONDO
CONDO

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
998			4.577	624,600	624,600
Total Card			4.577	624,600	624,600
Total Parcel			4.577	624,600	624,600

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: MASTER CONDO RECORD PHASE IV

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date

PREVIOUS ASSESSMENT

Parcel ID 158 4 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	998	FV		0	4.577	624,600	624,600	624,600	Year End Roll	9/28/2017
2017	998	FV		0	4.577	594,200	594,200	594,200	Year End Roll	9/29/2016
2016	998	FV		0	4.577	579,000	579,000	579,000	Year End Roll	1/14/2016
2015	998	FV		0	4.577	542,200	542,200	542,200	Year End	10/2/2014
2014	998	FV		0	4.577	494,200	494,200	494,200	Year End Roll	1/23/2014
2013	998	FV		0	4.577	482,200	482,200	482,200	Year End Roll	10/25/2012
2012	998	FV		0	4.577	82,200	82,200	82,200	Year End	1/26/2012
2011	998	FV		0	4.577				Year End	2/10/2011

PRINT

Date	Time
10/03/18	06:16:57

LAST REV

Date	Time
03/12/15	16:28:23
blakeley	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2842

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN RIDGE C	13887-001		1/24/1980			No	No			

USER DEFINED

Prior Id # 1:	98 1 14
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2010	4458	WDK	6,600	C				replace and rebuil

ACTIVITY INFORMATION

Date	Result	By	Name

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

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
998	CONDO		2.74045		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									82,214						82,200	

Total AC/HA:	4.57700	Total SF/SM:	199374.13	Parcel LUC:	998	CONDO	Prime NB Desc	RES CAT 3	Total:	624,614	Spl Credit		Total:	624,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL

Totals		

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Val/Su Fin:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

158 4 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	