IN PROCESS APPRAISAL SUMMARY

Legal Description: User Acct

USER DEFINED

PROPERTY LOCATION

OWNERSHIP
Owner 1: MOSS KAREN M
Owner 2:
Owner 3:
Street 1: 29 BIRCHWOOD LN
Street 2:
Town/City: LINCOLN
Postal: 01773-4907

PREVIOUS ASSESSMENT

Tax Yr Use Code Tax Card Tax Parcel Description
2019 102 FV 545,100 8900 554,000 554,000 Create Final value 2019 6/4/2019
2018 102 FV 545,100 8900 554,000 554,000 Year End Roll 9/28/2017
2017 102 FV 540,200 8900 549,100 549,100 Year End Roll 9/29/2016
2016 102 FV 540,200 8900 549,100 549,100 Year End Roll 1/14/2016
2015 102 FV 515,600 8900 524,500 524,500 Year End Roll 10/2/2014
2013 102 FV 449,200 8900 458,100 458,100 Year End Roll 10/25/2012
2012 102 FV 449,200 8900 458,100 458,100 Year End Roll 1/26/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

2562

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, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descip/No Amount Com. Int

PROPERTY FACTORS

item code desc % item code desc
2 U A SEPTIC
n t
Census: Exempt
Flood Haz: Topo
D 1 PAVED
s 4 MEDIUM

BUILDING PERMITS

Number Descrip Amount C/O Last Visit Fed Code F. Descrip
4207 RENOVATI 12,135 C 8/17/2009

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 0.000 LR 1.00

TOTAL ASSESSED: 578,200

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

Database: FY2020
**General Information**
- **Grade**: B
- **Eff Yr Blt**: 1979
- **Alt LUC**: Alt %
- **Location**: INTERIOR
- **Total Units**: 1
- **% Own**: 6.64529911
- **Name**: LINCOLN RIDG

**Condo Information**
- **Location**: INTERIOR
- **Floor**: 1ST FLOOR
- **% Own**: 6.64529911
- **Name**: LINCOLN RIDG

**Interior Information**
- **Avg Int Wal**: STD
- **Prim Int Wal**: DRYWALL
- **Sec Int Wal**:%
- **Partition**: TYPICAL
- **Prim Floors**: CARPET
- **Sec Floors**:%
- **Perm Flr**: 1ST FLOOR
- **% Heated**: 100
- **% Sprinkled**: 0
- **% AC**: 100

**Exterior Information**
- **Roof Struct**: Prime Wall
- **Roof Cover**: CLAPBOARD
- **Foundation**: CONCRETE
- **Frame**: WOOD
- **Heating**: Electric
- **Heat Type**: HEAT PUMP
- **% Com Wal**: 1
- **Central Vac**: NO

**Bath Features**
- **FG**: AVERAGE
- **A Bath**: Ratings
- **3/4 Bath**: Ratings
- **A SQBth**: Ratings
- **1/2 Bath**: Ratings
- **A HBth**: Ratings

**Other Features**
- **Kits**: GOOD
- **A Kits**: Ratings
- **Frgt**: AVERAGE
- **WSFlue**: Ratings

**Comparative Sales**

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Area - SQ</th>
<th>Rate - AV</th>
<th>Undep Value</th>
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</thead>
<tbody>
<tr>
<td>FFL</td>
<td>1ST FLOOR</td>
<td>1520</td>
<td>181.580</td>
<td>276,004</td>
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<tr>
<td>BMT</td>
<td>BASEMENT</td>
<td>1492</td>
<td>76.040</td>
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<tr>
<td>WDK</td>
<td>WOOD DECK</td>
<td>260</td>
<td>19.730</td>
<td>5,130</td>
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</tbody>
</table>

**CALC Summary**
- Basic $ / SQ: 170.00
- Size Adj: 1.12434208
- Const Adj: 0.94999999
- Adj $ / SQ: 181.581
- Other Features: DRYWALL
- Grade Factor: 1.26
- Neighborhood Inf: 1.12000000

**Depreciation**
- % Heated: 100
- % Com WAL: 0
- LUC Factor: 1.00
- Adj Total: 816867
- Depreciation: 47494
- Depreciation Total: 569313

**Residential Grid**
- Level: RMS
- BRs: 4
- Baths: 3
- HB

**Res Breakdown**
- Exterior: No Unit
- Interior: RMS
- REMODELING
- INTERIOR
- EXTERIOR

**Sketch**
- Unsketched Sub Areas:
  - FFL: 1520
  - BMT: 1492
  - WDK: 260

**Image**
- AssessPro Patriot Properties, Inc