



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GWINNER TR SUZANNE C		
Owner 2:			
Owner 3:	SUZANNE C GWINNER 2013 REVO TR		
Street 1:	31 BIRCHWOOD LN		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-4907		Type:

**PREVIOUS OWNER**

Owner 1:	STORELLA - ROBERT J		
Owner 2:	STORELLA - ELAINE A		
Street 1:	31 BIRCHWOOD LN		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-4907		

**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, 1 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

**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	636,400	8,900	0.000		645,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 218.66						/Parcel: 218.66	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	609,600	8900	.		618,500	618,500	Create Final value 2019	6/4/2019
2018	102	FV	609,600	8900	.		618,500	618,500	Year End Roll	9/28/2017
2017	102	FV	604,100	8900	.		613,000	613,000	Year End Roll	9/29/2016
2016	102	FV	604,100	8900	.		613,000	613,000	Year End Roll	1/14/2016
2015	102	FV	576,600	8900	.		585,500	585,500	Year End	10/2/2014
2014	102	FV	511,100	8900	.		520,000	520,000	Year End Roll	1/23/2014
2013	102	FV	481,700	8900	.		490,600	490,600	Year End Roll	10/25/2012
2012	102	FV	478,600	8900	.		487,500	487,500	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STORELLA,ROBERT	63085-86		12/19/2013		670000	No	No			
MCNAMARA JOHN,	37456-198		12/23/2002		545000	No	No			
OGDEN DAVID/JUD	23300-413		6/14/1993		255000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/20/2016	6508	MANUAL	10,700	C				Repair deck same s
6/24/2015	6126	RENOVATI	9,000	C				Remodel first floo
3/26/2014	5691	RENOVATI	21,000	C	5/27/2015			Remodel the kitch
3/26/2014	5690	W/S FLUE		C				Install a wood bur

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	INSPECTED	600	
5/11/1987	INSPECTED	601	

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

**BATH FEATURES**

Table with bath details: Full Bath: 2, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: GOOD, A HBth: , Rating: , OthrFix: 1, Rating: GOOD

**COMMENTS**

7.3999% COMMON INTEREST C-1 UNIT

**SKETCH**

**RESIDENTIAL GRID**

Table with residential grid data: 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 1

**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:

**OTHER FEATURES**

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 2, Rating: GOOD, WSFlue: , Rating:

**CONDO INFORMATION**

Table with condo info: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 7.399899960, Name: 4 - LINCOLN RIDG

**REMODELING**

Table with remodeling items: 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

UnSketched SubAreas: FFL: 1736, BMT: 1736, WDK: 240,

**INTERIOR INFORMATION**

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 15 - CARPET, 50% Bsmnt Flr: , Bsmnt Gar:

**DEPRECIATION**

Table with depreciation: Phys Cond: VG - Very Good 7.2%, Functional: , Economic: , Special: , Override: , Total: 7.2%

**CALC SUMMARY**

Table with calc summary: Basic \$ / SQ: 170.00, Size Adj.: 1.07154381, Const Adj.: 0.95949996, Adj \$ / SQ: 174.785, Other Features: 54048, Grade Factor: 1.26, Neighborhood Inf: 1.12000000, LUC Factor: 1.00, Adj Total: 685795, Depreciation: 49377, Depreciated Total: 636418

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 544500.0000, Juris. Factor, Val/Su Fin: 215.66, Special Features: 0, Val/Su Net: 171.44, Final Total: 636400, Val/Su SzAd: 366.59

**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: 3,712, Total: 431,918, Size Ad: 1736, Gross Area, 3712, FinArea, 2951

**SUB AREA DETAIL**

**SPEC FEATURES/YARD ITEMS**

Table with 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

**PARCEL ID**

158 1 0 2 31

**IMAGE**



AssessPro Patriot Properties, Inc

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