



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HORNE BENJAMIN
Owner 2:	HORNE JEAN Y
Owner 3:	
Street 1:	45 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

**PREVIOUS OWNER**

Owner 1:	Strouse - Frank L
Owner 2:	-
Street 1:	45 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-TNHS 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 3 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	685,200	8,900	0.000		694,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 209.28						/Parcel: 209.28	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	662,700	8900	.		671,600	671,600	Create Final value 2019	6/4/2019
2018	102	FV	662,700	8900	.		671,600	671,600	Year End Roll	9/28/2017
2017	102	FV	656,700	8900	.		665,600	665,600	Year End Roll	9/29/2016
2016	102	FV	656,700	8900	.		665,600	665,600	Year End Roll	1/14/2016
2015	102	FV	626,900	8900	.		635,800	635,800	Year End	10/2/2014
2014	102	FV	579,100	8900	.		588,000	588,000	Year End Roll	1/23/2014
2013	102	FV	491,100	8900	.		500,000	500,000	Year End Roll	10/25/2012
2012	102	FV	498,600	8900	.		507,500	507,500	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Strouse, Frank L	60753-245		12/17/2012		675000	No	No			
DOWNS, ELAINE R	26446-529		6/28/1996	PART INTERES	205000	No	No			
DOWNS, GERALD E	26446-526		6/28/1996	PART INTERES	205000	No	No			
DOWNS ELAINE R	21601-492		12/13/1991	FAMILY	0	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
6/24/2010		103	MARK HARRELL
6/24/2010	INSPECTED	1	H M SCHEID
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

### EXTERIOR INFORMATION

Type:	8 - CONDO-TNHS
Sty Ht:	2 - 2
(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

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

### INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	15 - CARPET		
Sec Floors:	3 - HARDWOOD 30%		
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

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
04	CONDO-GAR	D	Y	1		A	AV	1979	10,000.00	T	11	102			8,900			8,900

More: **N** Total Yard Items: **8,900** Total Special Features: Total: **8,900**

### BATH FEATURES

Full Bath:	3	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

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:		Rating:	

### CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	7.715300083
Name:	4 - LINCOLN RIDG

### DEPRECIATION

Phys Cond:	GD - Good	7.7%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.7%

### CALC SUMMARY

Basic \$ / SQ:	165.00
Size Adj.:	0.91946244
Const Adj.:	0.95570004
Adj \$ / SQ:	144.990
Other Features:	47399
Grade Factor:	1.26
Neighborhood Inf:	1.12000000
LUC Factor:	1.00
Adj Total:	742358
Depreciation:	57162
Depreciated Total:	685197

### COMMENTS

7.7153% COMMON INTEREST C UNIT .

### 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												

### REMODELING

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

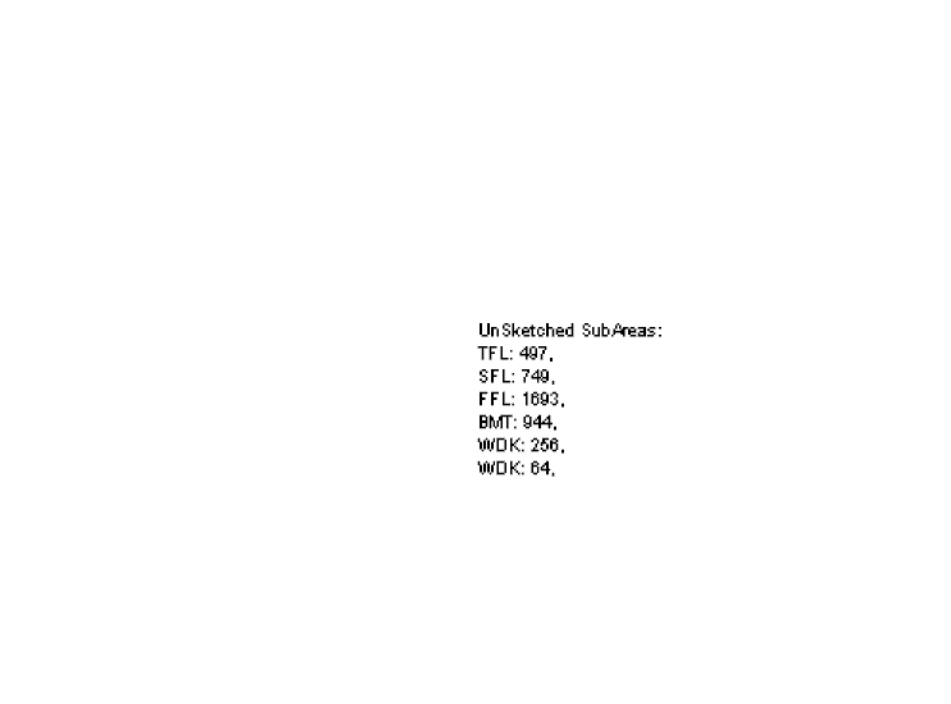
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				594526.0869
Juris. Factor:				206.57
Special Features:	0			163.03
Final Total:	685200			233.14

### SKETCH



UnSketched SubAreas:  
 TFL: 497,  
 SFL: 749,  
 FFL: 1693,  
 BMT: 944,  
 WDK: 256,  
 WDK: 64,

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,693	144.990	245,469
BMT	BASEMENT	944	49.300	46,536
SFL	2ND FLOOR	749	144.990	108,598
TFL	3RD FLOOR	497	144.990	72,060
WDK	WOOD DECK	320	18.700	5,985
Net Sketched Area:		4,203		478,648
Size Ad		2939	Gross Area	4203
			FinArea	3317

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		40	A

### IMAGE

AssessPro Patriot Properties, Inc



### PARCEL ID

158 1 0 4 45
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