



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
54		BIRCHWOOD LN, LINCOLN
OWNERSHIP		
Owner 1: DAMON PRISCILLA A		
Owner 2:		
Owner 3:		
Street 1: 54 BIRCHWOOD LANE		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	530,700	8,900	0.000		539,600		
							GIS Ref
							GIS Ref
							Insp Date
							04/11/12
Total Card	530,700	8,900	0.000		539,600	Entered Lot Size	
Total Parcel	530,700	8,900	0.000		539,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		227.40	/Parcel:	227.40	Land Unit Type:

**PREVIOUS OWNER**

Owner 1:	RYAN MARJORIE HINES TR -
Owner 2:	LORING WOLCOTT & COOLIDGE -
Street 1:	230 CONGRESS ST
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02110-2437

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	513,200	8900	.		522,100	522,100	Create Final value 2019	6/4/2019
2018	102	FV	513,200	8900	.		522,100	522,100	Year End Roll	9/28/2017
2017	102	FV	508,600	8900	.		517,500	517,500	Year End Roll	9/29/2016
2016	102	FV	508,600	8900	.		517,500	517,500	Year End Roll	1/14/2016
2015	102	FV	485,500	8900	.		494,400	494,400	Year End	10/2/2014
2014	102	FV	448,500	8900	.		457,400	457,400	Year End Roll	1/23/2014
2013	102	FV	422,500	8900	.		431,400	431,400	Year End Roll	10/25/2012
2012	102	FV	451,200	8900	.		460,100	460,100	Year End	1/26/2012

**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, 8 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RYAN MARJORIE H	56818-20		5/4/2011		450000	No	No			
	13907-504		2/22/1980		148000	No	No			

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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															

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc:	LINCRDGE	Total:		Spl Credit:		Total:	
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PRINT

Date	Time
09/30/19	22:32:41

LAST REV

Date	Time
06/26/12	15:30:28

apro	2574
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**USER DEFINED**

Prior Id # 1:	98 114 54
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:	

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

**EXTERIOR INFORMATION**

Type:	8	- CONDO-TNHS
Sty Ht:	1T	- 1T
(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 %:	
Jurisdict:		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	15%
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:	NO
% 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		11		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:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.956699848	
Name:	4	- LINCOLN RIDG

**DEPRECIATION**

Phys Cond:	AV	- Average	11%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			11%

**CALC SUMMARY**

Basic \$ / SQ:	165.00
Size Adj.:	1.02542889
Const Adj.:	0.95284998
Adj \$ / SQ:	161.218
Other Features:	36031
Grade Factor:	1.26
Neighborhood Inf:	1.12000000
LUC Factor:	1.00
Adj Total:	596289
Depreciation:	65592
Depreciated Total:	530697

**COMMENTS**

6.9567% COMMON INTEREST D UNIT BMT WALKOUT .

**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	RM	8	BR	3	Baths:	3	HB					

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	3	2
Totals			
1	8	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	541900.0000
Juris. Factor:		Val/Su Fin:		223.64	
Special Features:	0	Val/Su Net:		152.46	
Final Total:	530700	Val/Su SzAd:		267.76	

**SKETCH**

UnSketched SubAreas:  
SFL: 664,  
FFL: 1318,  
BMT: 1303,  
WDK: 196.

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,318	161.220	212,486	
BMT	BASEMENT	1,303	48.160	62,758	
SFL	2ND FLOOR	664	161.220	107,049	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		3,481	Total:	386,511	
Size Ad	1982	Gross Area	3481	FinArea	2373

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

**IMAGE**

*AssessPro* Patriot Properties, Inc



**PARCEL ID**

158 4 0 6 54