



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCALÉER TR HAROLD T
Owner 2:	MCALÉER TR SHIRLEY M
Owner 3:	HTM/SMM REALTY TRUST
Street 1:	82 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

**PREVIOUS OWNER**

Owner 1:	MCALÉER - HAROLD T
Owner 2:	MCALÉER - SHIRLEY M
Street 1:	82 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4908

**NARRATIVE DESCRIPTION**

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									690						700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
101	364,300		1.860	800,700	1,165,000	3446	0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							05/01/17	
Total Card 364,300 1.860 800,700 1,165,000							Entered Lot Size	
Total Parcel 364,300 1.860 800,700 1,165,000							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 523.36 /Parcel: 523.36							Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,400	0	1.86	800,700	1,159,100	1,159,100	Year End Roll	9/26/2019
2019	101	FV	347,800	0	1.86	797,500	1,145,300	1,145,300	Create Final value 2019	6/4/2019
2018	101	FV	347,800	0	1.86	797,500	1,145,300	1,145,300	Year End Roll	9/28/2017
2017	101	FV	355,300	0	1.86	797,500	1,152,800	1,152,800	Year End Roll	9/29/2016
2016	101	FV	347,200	0	1.86	745,500	1,092,700	1,092,700	Year End Roll	1/14/2016
2015	101	FV	338,500	0	1.86	690,300	1,028,800	1,028,800	Year End	10/2/2014
2014	101	FV	315,200	0	1.86	680,700	995,900	995,900	Year End Roll	1/23/2014
2013	101	FV	309,400	0	1.86	660,700	970,100	970,100	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCALÉER,HAROLD	61605-315		4/16/2013	FAMILY		1	No	No		
MCALÉER TR,HARO	61605-291		4/16/2013	FAMILY		1	No	No		
McALeer,Harold	59732-583		8/10/2012	FAMILY		1	No	No		
McALeer Tr,Haro	59732-557		8/10/2012	FAMILY		1	No	No		
MCALÉER HAROLD	56505-368		2/23/2011	FAMILY		1	No	No		
MCALÉER HAROLD	32165-551		12/20/2000	CONVENIENC		1	No	No		
MCALÉER HAROLD	29536-598		10/27/1998	CONVENIENC		1	No	No		
WINCHELL GUILBE	14758-230		10/15/1982		110000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2014	5950	WINDOWS	26,860	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
12/17/1997	ABATE-INSPEC	600	
5/15/1996	MEAS+INSPCTD	606	
4/20/1996	MEAS/EXT INS	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

