



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHWARTZ STEVEN JAY
Owner 2:	
Owner 3:	
Street 1:	27 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TROISI EUGENE A -
Owner 2:	-
Street 1:	27 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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 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	0.0000		LR	1.00															

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	551,100	8,900	0.000		560,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 195.61						/Parcel: 195.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	566,300	8900	.		575,200	575,200	Year End Roll	9/26/2019
2019	102	FV	542,300	8900	.		551,200	551,200	Create Final value 2019	6/4/2019
2018	102	FV	542,300	8900	.		551,200	551,200	Year End Roll	9/28/2017
2017	102	FV	537,400	8900	.		546,300	546,300	Year End Roll	9/29/2016
2016	102	FV	537,400	8900	.		546,300	546,300	Year End Roll	1/14/2016
2015	102	FV	513,000	8900	.		521,900	521,900	Year End	10/2/2014
2014	102	FV	473,900	8900	.		482,800	482,800	Year End Roll	1/23/2014
2013	102	FV	447,000	8900	.		455,900	455,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TROISI EUGENE A	41267-330		10/24/2003	OTHER	410000	No	No			
	13852-144		2/6/1979		129000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/20/2016	6596	MANUAL	3,239	C				Replace a rear pat
6/27/2012	5080	WDK	7,800	C				reconstruct a deck

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
2/13/2002	ABATE-INSPEC	600	
5/30/1997	MEAS+INSPECTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

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:	4	- CARPET
Sec Floors:		%
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

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

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

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.729700089	
Name:	4	- LINCOLN RIDG

DEPRECIATION

Basic \$ / SQ:	170.00
Size Adj.:	1.12434208
Const Adj.:	0.94999999
Adj \$ / SQ:	181.581
Other Features:	46252
Grade Factor:	1.26
Neighborhood Inf:	1.09000003
LUC Factor:	1.00
Adj Total:	597068
Depreciation:	45974
Depreciated Total:	551094

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	498000.0000
Juris. Factor:		Val/Su Fin:	192.49	
Special Features:	0	Val/Su Net:	168.43	
Final Total:	551100	Val/Su SzAd:	362.57	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	498000.0000
Juris. Factor:		Val/Su Fin:	192.49	
Special Features:	0	Val/Su Net:	168.43	
Final Total:	551100	Val/Su SzAd:	362.57	

Total Yard Items: 8,900

COMMENTS

6.7297% COMMON INTEREST A 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	RM:	6	BR:	3	Baths:	2	HB	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
FFL: 1520,
BMT: 1492,
WWDK: 260,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,520	181.580	276,004	
BMT	BASEMENT	1,492	71.950	107,352	
WDK	WOOD DECK	260	19.730	5,130	
Net Sketched Area:		3,272	Total:	388,486	
Size Ad	1520	Gross Area	3272	FinArea	2863

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 158 1 0 2 27

Appr Value	JCod	JFact	Juris. Value
8,900			8,900

Total: 8,900