

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BURNS JOSEPH R
Owner 2:	LETTERIE BARBARA J
Owner 3:	
Street 1:	74 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

PREVIOUS OWNER

Owner 1:	Welch - Adele M
Owner 2:	-
Street 1:	74 Birchwood Ln
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4908

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, 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 Infru	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	552,100	9,200	0.000		561,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 218.88						/Parcel: 218.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	567,300	9200	.		576,500	576,500	Year End Roll	9/26/2019
2019	102	FV	543,200	9200	.		552,400	552,400	Create Final value 2019	6/4/2019
2018	102	FV	543,200	9200	.		552,400	552,400	Year End Roll	9/28/2017
2017	102	FV	538,300	9200	.		547,500	547,500	Year End Roll	9/29/2016
2016	102	FV	538,300	9200	.		547,500	547,500	Year End Roll	1/14/2016
2015	102	FV	513,800	9200	.		523,000	523,000	Year End	10/2/2014
2014	102	FV	467,500	9200	.		476,700	476,700	Year End Roll	1/23/2014
2013	102	FV	440,700	9200	.		449,900	449,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Welch,Adele M	59747-327		8/13/2012		485000	No	No			
GRANT, WILLIAM	26138-90		3/15/1996		330000	No	No			
BAYBANK	23258-113		6/2/1993	FORECLOSURE	225000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/26/2015	6016	MANUAL	4,400	C				Install insulation
7/24/2013	5486	RENOVATI	33,000	C	5/6/2014			remodel kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	
2/4/2003	ABATE-INSPEC	600	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	MEAS/EXT INS	600	
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:	10	- PARQUET	20%
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	1		A	GD	1979	10,000.00	T	7.7	102			9,200			9,200	
More:	N	Total Yard Items:													9,200	Total Special Features:		Total:	9,200

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:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.231500149	
Name:	4	- LINCOLN RIDG

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.12434208
Const Adj.:	0.95379996
Adj \$ / SQ:	182.308
Other Features:	42473
Grade Factor:	1.26
Neighborhood Inf:	1.09000003
LUC Factor:	1.00
Adj Total:	598186
Depreciation:	46060
Depreciated Total:	552126

COMMENTS

6.2315% 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:	7	BR:	3
	Baths:	3	HB	

REMODELING

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

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 497100.0000
Juris. Factor:		Val/Su Fin:	215.33	
Special Features:	0	Val/Su Net:	168.73	
Final Total:	552100	Val/Su SzAd:	363.22	

SKETCH

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

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,520	182.310	277,108
BMT	BASEMENT	1,492	74.290	110,841
WDK	WOOD DECK	260	19.730	5,130
Net Sketched Area:		3,272	Total:	393,078
Size Ad	1520	Gross Area	3272	FinArea: 2564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	70	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 158 4 0 2 74