

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RYACHOVSKY DMITRY
Owner 2:	
Owner 3:	
Street 1:	18 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KING III - CHARLES
Owner 2:	-
Street 1:	18 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-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	569,900	9,200	0.000		579,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 219.90						/Parcel: 219.90	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	585,600	9200	.		594,800	594,800	Year End Roll	9/26/2019
2019	102	FV	566,500	9200	.		575,700	575,700	Create Final value 2019	6/4/2019
2018	102	FV	566,500	9200	.		575,700	575,700	Year End Roll	9/28/2017
2017	102	FV	561,400	9200	.		570,600	570,600	Year End Roll	9/29/2016
2016	102	FV	561,400	9200	.		570,600	570,600	Year End Roll	1/14/2016
2015	102	FV	535,900	9200	.		545,100	545,100	Year End	10/2/2014
2014	102	FV	495,100	9200	.		504,300	504,300	Year End Roll	1/23/2014
2013	102	FV	466,800	9200	.		476,000	476,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KING III, CHARLE	69797-579		8/11/2017		637000	No	No			
LANDIS MIMI TR,	45518-464		6/30/2005		705000	No	No			
FRASER JOANNE,	37350-491		12/12/2002		569000	No	No			
CLARK SANDRA B	23269-509		6/4/1993		310000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/6/2008	4016	WDK	10,000	C	7/19/2010			remove & replace d
6/26/2004	2966	RENOVATI	59,500	C	4/30/2005			2 bathrooms

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
4/30/2005	MEAS+INSPCTD	615	
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS+INSPCTD	606	
7/12/1995	MEAS/EXT INS	600	
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 %:
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

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

BATH FEATURES

Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Frpl:	2	Rating: AVERAGE
WSFlue:		Rating:

OTHER FEATURES

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.231699944	
Name:	4	- LINCOLN RIDG

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	165.00
Size Adj.:	1.02542889
Const Adj.:	0.94999999
Adj \$ / SQ:	160.736
Other Features:	49072
Grade Factor:	1.26
Neighborhood Inf:	1.09000003
LUC Factor:	1.00
Adj Total:	617422
Depreciation:	47541
Depreciated Total:	569880

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	622000.0000
Juris. Factor:		Val/Su Fin:	216.36	
Special Features:	0	Val/Su Net:	158.09	
Final Total:	569900	Val/Su SzAd	287.54	

COMMENTS

6.2317% COMMON INTEREST C UNIT.. Per MLS re: 2005 sale---updated kitchen and baths..

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	2
Totals			
1	7	3	

SKETCH

UnSketched SubAreas:
SFL: 664,
FFL: 1318,
BMT: 1303,
WDK: 320,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,318	160.740	211,850	
BMT	BASEMENT	1,303	58.270	75,922	
SFL	2ND FLOOR	664	160.740	106,729	
WDK	WOOD DECK	320	18.700	5,985	
Net Sketched Area:		3,605	Total:	400,486	
Size Ad	1982	Gross Area	3605	FinArea	2634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

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

PARCEL ID

175 6 0 7 18

More:	N	Total Yard Items:	9,200	Total Special Features:		Total:	9,200
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IMAGE

AssessPro Patriot Properties, Inc

