



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-------------------------------------|--------|-----------------------|
| 22 | | BIRCHWOOD LN, LINCOLN |
| OWNERSHIP | | |
| Owner 1: EMANUEL LINDA L | | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: 22 BIRCHWOOD LANE UNIT 22 | | |
| Street 2: | | |
| Twn/City: LINCOLN | | |
| St/Prov: | MA | Cntry: Own Occ: Y |
| Postal: | 01773 | Type: |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--|----------------|---------------------------------------|-----------|-----------------|-------------|
| 102 | 485,400 | 8,900 | 0.000 | | 494,300 |
| Total Card 485,400 8,900 0.000 494,300 | | | | | |
| Total Parcel 485,400 8,900 0.000 494,300 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 325.20 | | /Parcel: 325.20 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|-----------|----------|
| Insp Date | 04/11/12 |
|-----------|----------|

PREVIOUS OWNER

| | | |
|-------------------------------------|-------|-------------------|
| Owner 1: RUBIN - JOAN K | | |
| Owner 2: BAILINE - BARBARA N | | |
| Street 1: 22 BIRCHWOOD LANE UNIT 22 | | |
| Twn/City: LINCOLN | | |
| St/Prov: | MA | Cntry: Own Occ: Y |
| Postal: | 01773 | Type: |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 102 | FV | 498,800 | 8900 | . | | 507,700 | 507,700 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 477,200 | 8900 | . | | 486,100 | 486,100 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 477,200 | 8900 | . | | 486,100 | 486,100 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 472,900 | 8900 | . | | 481,800 | 481,800 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 472,900 | 8900 | . | | 481,800 | 481,800 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 451,400 | 8900 | . | | 460,300 | 460,300 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 417,100 | 8900 | . | | 426,000 | 426,000 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 393,000 | 8900 | . | | 401,900 | 401,900 | Year End Roll | 10/25/2012 |

Parcel ID 175 6 0 6 22

PRINT

| Date | Time |
|----------|----------|
| 10/22/20 | 19:17:23 |

LAST REV

| Date | Time |
|----------|----------|
| 01/16/19 | 11:25:28 |

USER DEFINED

| | |
|---------------|-----------|
| Prior Id # 1: | 98 115 22 |
| 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: | |

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, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| RUBIN,JOAN K | 72040-318 | | 12/20/2018 | | 509000 | No | No | | | |
| RESNICK,CHARLES | 64797-562 | | 1/15/2015 | | 465000 | No | No | | | |
| GRABILL MARTHA | 51990-182 | | 12/18/2008 | | 464000 | No | No | | | |
| | 15641-493 | | 6/22/1984 | | 172000 | No | No | | | |

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|-----------|-------------------|
| 11/5/2015 | 6277 | WINDOWS | 22,491 | C | | | | Replace 2 windows |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-------------|
| 5/5/2016 | SALES INSP | 618 | G BOURGAULT |
| 4/11/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/13/2004 | M&L COMPLETE | 615 | |
| 5/27/1997 | MEAS+INSPCTD | 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: | | | | | | |
| 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 | | | | | | | | | | | | | | | |

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 |
| Alt LUC: | |
| Jurisdict: | |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|-----------------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 1 - DRYWALL |
| Sec Int Wall: | |
| Partition: | T - TYPICAL |
| Prim Floors: | 3 - HARDWOOD |
| Sec Floors: | 15 - CARPET 30% |
| 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 | 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: | 2 | 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: | I - INTERIOR |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | 5.472199917 |
| 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.: | 0.96329993 |
| Adj \$ / SQ: | 184.123 |
| Other Features: | 29232 |
| Grade Factor: | 1.26 |
| Neighborhood Inf: | 1.09000003 |
| LUC Factor: | 1.00 |
| Adj Total: | 525885 |
| Depreciation: | 40493 |
| Depreciated Total: | 485392 |

COMMENTS

5.4722% 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 s: 4 | BR s: 2 | Bath s: 2 | HB |

REMODELING

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

RES BREAKDOWN

| | | | |
|---------------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 4 | 2 | 1 |
| Totals | | | |
| 1 | 4 | 2 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|--------------------------|-----------|--------------------|----------------|--------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | Ind.Val | 448300.0000 |
| Juris. Factor: | | Val/Su Fin: | 319.34 | |
| Special Features: | 0 | Val/Su Net: | 148.35 | |
| Final Total: | 485400 | Val/Su SzAd | 319.34 | |

PARCEL ID

175 6 0 6 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 | 184.120 | 279,868 |
| BMT | BASEMENT | 1,492 | 46.030 | 68,678 |
| WDK | WOOD DECK | 260 | 19.730 | 5,130 |
| Net Sketched Area: | | 3,272 | Total: | 353,676 |
| Size Ad | 1520 | Gross Area | 3272 | FinArea 1520 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

IMAGE

AssessPro Patriot Properties, Inc

