



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	AMOA KWAKU
Owner 2:	DOUKOURE-AMOA ADJA M
Owner 3:	
Street 1:	3 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

**PREVIOUS OWNER**

Owner 1:	NAGY - JOHN
Owner 2:	-
Street 1:	3 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4907

**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, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

**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	593,100	8,900	0.000		602,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 199.05						/Parcel: 199.05	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	609,400	8900	.		618,300	618,300	Year End Roll	9/26/2019
2019	102	FV	589,700	8900	.		598,600	598,600	Create Final value 2019	6/4/2019
2018	102	FV	589,700	8900	.		598,600	598,600	Year End Roll	9/28/2017
2017	102	FV	584,400	8900	.		593,300	593,300	Year End Roll	9/29/2016
2016	102	FV	584,400	8900	.		593,300	593,300	Year End Roll	1/14/2016
2015	102	FV	557,800	8900	.		566,700	566,700	Year End	10/2/2014
2014	102	FV	515,300	8900	.		524,200	524,200	Year End Roll	1/23/2014
2013	102	FV	486,000	8900	.		494,900	494,900	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NAGY,JOHN	67919-527		8/30/2016		600000	No	No			
	15440-365		2/10/1984		209750	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/20/2018	6977	MANUAL	2,262	C				Replace rear patio
8/20/2014	5872	MANUAL	5,661	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
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+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	8	- CONDO-TNHS
Sty Ht:	1T	- 1T
(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: Yes
% Com Wal:	0	% Sprinkled: 0

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

**BATH FEATURES**

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

**OTHER FEATURES**

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	5.705900192	
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:	55038
Grade Factor:	1.26
Neighborhood Inf:	1.09000003
LUC Factor:	1.00
Adj Total:	642605
Depreciation:	49481
Depreciated Total:	593125

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	531900.0000
Juris. Factor:		Val/Su Fin:	196.13	
Special Features:	0	Val/Su Net:	170.38	
Final Total:	593100	Val/Su SzAd:	299.24	

**COMMENTS**

5.7059% COMMON INTEREST D 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:	9	BR:	3	Baths:	4	HB				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 9 3

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	3	2
Totals	1	9	3

**SKETCH**

UnSketched SubAreas:  
SFL: 664,  
FFL: 1318,  
BMT: 1303,  
WDK: 196,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,318	160.740	211,850	
BMT	BASEMENT	1,303	69.120	90,059	
SFL	2ND FLOOR	664	160.740	106,729	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		3,481	Total:	412,856	
Size Ad	1982	Gross Area	3481	FinArea	3024

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	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				

**PARCEL ID**

175 6 0 1 3

**IMAGE**

AssessPro Patriot Properties, Inc