



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
82		BIRCHWOOD LN, LINCOLN
OWNERSHIP		
Owner 1: MCALEER TR HAROLD T		
Owner 2: MCALEER TR SHIRLEY M		
Owner 3: HTM/SMM REALTY TRUST		
Street 1: 82 BIRCHWOOD LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA Cntry Own Occ: Y		
Postal: 01773-4908 Type:		

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	407,800		1.860	768,700	1,176,500
Total Card 407,800 1.860 768,700 1,176,500					
Total Parcel 407,800 1.860 768,700 1,176,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 528.53		/Parcel: 528.53	

Legal Description	User Acct
3446	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/01/17
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**PREVIOUS OWNER**

Owner 1: MCALEER - HAROLD T
Owner 2: MCALEER - SHIRLEY M
Street 1: 82 BIRCHWOOD LN
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-4908

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	364,300	0	1.86	800,700	1,165,000	1,165,000	Year End Roll	10/15/2020
2020	101	FV	358,400	0	1.86	800,700	1,159,100	1,159,100	Year End Roll	9/26/2019
2019	101	FV	347,800	0	1.86	797,500	1,145,300	1,145,300	Create Final value 2019	6/4/2019
2018	101	FV	347,800	0	1.86	797,500	1,145,300	1,145,300	Year End Roll	9/28/2017
2017	101	FV	355,300	0	1.86	797,500	1,152,800	1,152,800	Year End Roll	9/29/2016
2016	101	FV	347,200	0	1.86	745,500	1,092,700	1,092,700	Year End Roll	1/14/2016
2015	101	FV	338,500	0	1.86	690,300	1,028,800	1,028,800	Year End	10/2/2014
2014	101	FV	315,200	0	1.86	680,700	995,900	995,900	Year End Roll	1/23/2014

Parcel ID 158 3 0

**PRINT**

Date	Time
09/30/21	22:00:36

**LAST REV**

Date	Time
06/07/17	14:33:52

apro 2478

**USER DEFINED**

Prior Id # 1: 98 1 8
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 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCALEER,HAROLD	61605-315		4/16/2013	FAMILY		1	No	No		
MCALEER TR,HARO	61605-291		4/16/2013	FAMILY		1	No	No		
McALeer,Harold	59732-583		8/10/2012	FAMILY		1	No	No		
McALeer Tr,Haro	59732-557		8/10/2012	FAMILY		1	No	No		
MCALEER HAROLD	56505-368		2/23/2011	FAMILY		1	No	No		
MCALEER HAROLD	32165-551		12/20/2000	CONVENIENC		1	No	No		
MCALEER HAROLD	29536-598		10/27/1998	CONVENIENC		1	No	No		
WINCHELL GUILBE	14758-230		10/15/1982		110,000	No	No			

**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
10/28/2014	5950	WINDOWS	26,860	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
12/17/1997	ABATE-INSPEC	600	
5/15/1996	MEAS+INSPCTD	606	
4/20/1996	MEAS/EXT INS	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									690						700	

Total AC/HA: 1.85955	Total SF/SM: 81002.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total: 768,690	Spl Credit	Total: 768,700
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