



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WELSH JEAN H
Owner 2:	
Owner 3:	
Street 1:	23 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	LEVY RAYMOND A -
Owner 2:	LEVY NONNY CANGELOSI -
Street 1:	23 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, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 Influ	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	650,100		0.000		650,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 256.41						/Parcel: 256.41	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	641,400	0	.		641,400	641,400	Year End Roll	10/15/2020
2020	102	FV	659,100	0	.		659,100	659,100	Year End Roll	9/26/2019
2019	102	FV	637,700	0	.		637,700	637,700	Create Final value 2019	6/4/2019
2018	102	FV	637,700	0	.		637,700	637,700	Year End Roll	9/28/2017
2017	102	FV	632,000	0	.		632,000	632,000	Year End Roll	9/29/2016
2016	102	FV	632,000	0	.		632,000	632,000	Year End Roll	1/14/2016
2015	102	FV	603,300	0	.		603,300	603,300	Year End	10/2/2014
2014	102	FV	557,300	0	.		557,300	557,300	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVY RAYMOND A,	55847-532		11/17/2010		512,000	No	No			
MCGOVERN ANNA H	37965-66		2/11/2003		560,000	No	No			
MCGOVERN JOHN/A	23058-326		4/8/1993	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/16/2011	4822	WDK	10,000	C	12/22/2011			replace existing o

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
4/22/2003	MEAS/EXT INS	600	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
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:	3	- HARDWOOD
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: AVERAGE
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:	1	Rating: AVERAGE
WSFlue:		Rating:

**OTHER FEATURES**

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	8.053199768	
Name:	4	- LINCOLN RIDG

**CONDO INFORMATION**

Phys Cond:	GD	- Good	7.7%
Functional:	D	- DESIGN	-5.0%
Economic:			%
Special:			%
Override:			%
Total:			3.09%

**DEPRECIATION**

Basic \$ / SQ:	165.00
Size Adj.:	0.98539829
Const Adj.:	0.96899998
Adj \$ / SQ:	157.550
Other Features:	36087
Grade Factor:	1.20
Neighborhood Inf:	1.15999997
LUC Factor:	1.00
Adj Total:	670865
Depreciation:	20730
Depreciated Total:	650135

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	544600.0000
Juris. Factor:		Before Depr:	219.31	
Special Features:	0	Val/Su Net:	145.60	
Final Total:	650100	Val/Su SzAd	287.65	

**COMMENTS**

8.0532% COMMON INTEREST E 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	6	BR	3	Bath	3	HB					

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

**SKETCH**

UnSketched SubAreas:  
SFL: 870,  
FFL: 1390,  
BMT: 1377,  
WDK: 300,  
GAR: 528.

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,390	157.550	218,995	
BMT	BASEMENT	1,377	47.270	65,084	
SFL	2ND FLOOR	870	157.550	137,069	
GAR	GARAGE	528	36.000	19,008	
WDK	WOOD DECK	300	19.000	5,700	
Net Sketched Area:		4,465	Total:	445,856	
Size Ad	2260	Gross Area	4465	FinArea	2535

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB		20	A

**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	

More:	N	Total Yard Items:		Total Special Features:		Total:	
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**PARCEL ID**

158 1 0 1 23

**IMAGE**

AssessPro Patriot Properties, Inc

