158	1	0	4	45	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 672,500
!2570!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MORGAN NICHOLAS HEATH
Owner 2:	
Owner 3:	
Street 1:	45 BIRCHWOOD LANE UNIT 45
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HORNE - BENJAMIN
Owner 2:	HORNE - JEAN Y
Street 1:	39 HIGHLAND RIDGE RD BOX 406
Twn/City:	NEW LONDON
St/Prov:	NH Cntry
Postal:	03257

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	Descip	%	Item	Code	Descrip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	663,600	8,900	0.000		672,500
Total Card	663,600	8,900	0.000		672,500
Total Parcel	663,600	8,900	0.000		672,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 202.77 | /Parcel: 202.77

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/09/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 158 1 0 4 45

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	654,700	8900	.		663,600	663,600	Year End Roll	10/15/2020
2020	102	FV	685,200	8900	.		694,100	694,100	Year End Roll	9/26/2019
2019	102	FV	662,700	8900	.		671,600	671,600	Create Final value 2019	6/4/2019
2018	102	FV	662,700	8900	.		671,600	671,600	Year End Roll	9/28/2017
2017	102	FV	656,700	8900	.		665,600	665,600	Year End Roll	9/29/2016
2016	102	FV	656,700	8900	.		665,600	665,600	Year End Roll	1/14/2016
2015	102	FV	626,900	8900	.		635,800	635,800	Year End	10/2/2014
2014	102	FV	579,100	8900	.		588,000	588,000	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	22:14:40

LAST REV

Date	Time
01/12/21	09:30:21
blakeley	

USER DEFINED

Prior Id # 1:	98 113 45
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2570

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HORNE,BENJAMIN	76325-411		12/2/2020		647,806	No	No			
Strouse,Frank L	60753-245		12/17/2012		675,000	No	No			
DOWNS, ELAINE R	26446-529		6/28/1996	PART INTERES	205,000	No	No			
DOWNS, GERALD E	26446-526		6/28/1996	PART INTERES	205,000	No	No			
DOWNS ELAINE R	21601-492		12/13/1991	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2019	R-19-0162	WDK	17,000	C	10/24/2019			Remove and build n

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
1/9/2020	ABATE-INSPEC	624	W Coelho
4/11/2012	MEAS/EXT INS	25	D ERSKINE
6/24/2010		103	MARK HARRELL
6/24/2010	INSPECTED	1	H M SCHEID
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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															

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc	LINCRDGE	Total:		Spl Credit		Total:	

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:	15 - CARPET		
Sec Floors:	3 - HARDWOO	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:	Yes
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	7.715300083
Name:	4 - LINCOLN RIDG

DEPRECIATION

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

CALC SUMMARY

Basic $ / SQ:	165.00
Size Adj.:	0.91946244
Const Adj.:	0.95570004
Adj $ / SQ:	144.990
Other Features:	37824
Grade Factor:	1.20
Neighborhood Inf:	1.15999997
LUC Factor:	1.00
Adj Total:	718930
Depreciation:	55358
Depreciated Total:	663572

COMMENTS

7.7153% COMMON INTEREST C 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	RMs:	7	BRs:	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:
TFL: 497,
SFL: 749,
FFL: 1693,
BMT: 944,
WDK: 256,
WDK: 64,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,693	144.990	245,469
BMT	BASEMENT	944	49.300	46,536
SFL	2ND FLOOR	749	144.990	108,598
TFL	3RD FLOOR	497	144.990	72,060
WDK	WOOD DECK	320	18.700	5,985

Net Sketched Area:		4,203	Total:	478,648	
Size Ad	2939	Gross Area	4203	FinArea	3317

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	594526.0869

Juris. Factor:		Before Depr:	201.83
Special Features:	0	Val/Su Net:	157.89
Final Total:	663600	Val/Su SzAd	225.79

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

158 1 0 4 45

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	1	A	AV	1979	10,000.00	T	11	102			8,900			8,900

More:	N	Total Yard Items:	8,900	Total Special Featues:		Total:	8,900