



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 64 |        | BIRCHWOOD LN, LINCOLN |

**OWNERSHIP**

|           |                                |
|-----------|--------------------------------|
| Owner 1:  | GLYNN TR WILLIAM J             |
| Owner 2:  | LOMBROSO TR ANNA C             |
| Owner 3:  | GLYNN REV TRS/LOMBROSO REV TRS |
| Street 1: | 64 BIRCHWOOD LANE UNIT 64      |
| Street 2: |                                |
| Twn/City: | LINCOLN                        |
| St/Prov:  | MA Cntry Own Occ: Y            |
| Postal:   | 01773 Type:                    |

**PREVIOUS OWNER**

|           |                           |
|-----------|---------------------------|
| Owner 1:  | GLYNN - WILLIAM J         |
| Owner 2:  | LOMBROSO - ANNA C         |
| Street 1: | 64 BIRCHWOOD LANE UNIT 64 |
| Twn/City: | LINCOLN                   |
| St/Prov:  | MA Cntry                  |
| Postal:   | 01773                     |

**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 | 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 |

**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        |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                            | Land Size | Land Value      | Total Value |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|
| 102                     | 642,700        |                                       | 0.000     |                 | 642,700     |
| Total Card              |                | 642,700                               | 0.000     |                 | 642,700     |
| Total Parcel            |                | 642,700                               | 0.000     |                 | 642,700     |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: 240.43 |           | /Parcel: 240.43 |             |

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

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 102 | FV  | 634,100    | 0         | .         |            | 634,100     | 634,100       | Year End Roll           | 10/15/2020 |
| 2020   | 102 | FV  | 651,600    | 0         | .         |            | 651,600     | 651,600       | Year End Roll           | 9/26/2019  |
| 2019   | 102 | FV  | 630,500    | 0         | .         |            | 630,500     | 630,500       | Create Final value 2019 | 6/4/2019   |
| 2018   | 102 | FV  | 630,500    | 0         | .         |            | 630,500     | 630,500       | Year End Roll           | 9/28/2017  |
| 2017   | 102 | FV  | 624,800    | 0         | .         |            | 624,800     | 624,800       | Year End Roll           | 9/29/2016  |
| 2016   | 102 | FV  | 624,800    | 0         | .         |            | 624,800     | 624,800       | Year End Roll           | 1/14/2016  |
| 2015   | 102 | FV  | 596,400    | 0         | .         |            | 596,400     | 596,400       | Year End                | 10/2/2014  |
| 2014   | 102 | FV  | 551,000    | 0         | .         |            | 551,000     | 551,000       | Year End Roll           | 1/23/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|---|-----|-------|-----------------|-------|
| GLYNN,WILLIAM J | 74266-308 |      | 3/10/2020 | CONVENIENC |            | 1 | No  | No    |                 |       |
| REIDER TR,W JAM | 66653-304 |      | 1/11/2016 |            | 604,000    |   | No  | No    |                 |       |
| REIDER JAMES/RU | 18190-336 |      | 6/4/1987  | CONVENIENC |            |   | No  | No    |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp   | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment           |
|-----------|--------|---------|---------|-----|------------|----------|----------|-------------------|
| 1/13/2016 | 6325   | KITCHEN | 100,000 | C   |            |          |          | Remodel kitchen & |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 2/6/2019  | PERMIT VISIT | 622 | K Cuoco   |
| 4/11/2012 | MEAS/EXT INS | 25  | D ERSKINE |
| 3/27/2004 | M&L COMPLETE | 615 |           |
| 5/27/1997 | 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    |

**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 |

**COMMENTS**

7.9506% 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:   | 7      | BR:     | 3 | Baths: | 3  | HB |    |    |    |   |   |

**GENERAL INFORMATION**

|               |      |             |
|---------------|------|-------------|
| Grade:        | B-   | - GOOD (-)  |
| Year Blt:     | 1979 | Eff Yr Blt: |
| Alt LUC:      |      | Alt %:      |
| Jurisdict:    |      | Fact:       |
| Const Mod:    |      |             |
| Lump Sum Adj: |      |             |

**OTHER FEATURES**

|         |   |                 |
|---------|---|-----------------|
| Kits:   | 1 | Rating: FAIR    |
| A Kits: |   | Rating:         |
| Frpl:   | 1 | Rating: AVERAGE |
| WSFlue: |   | Rating:         |

**CONDO INFORMATION**

|              |             |                |
|--------------|-------------|----------------|
| Location:    | E           | - END UNIT     |
| Total Units: |             |                |
| Floor:       | 1           | - 1ST FLOOR    |
| % Own:       | 7.950600147 |                |
| Name:        | 4           | - LINCOLN RIDG |

**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  |

**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:    |     |           |

**DEPRECIATION**

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

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 165.00     |
| Size Adj.:         | 0.98539829 |
| Const Adj.:        | 0.94999999 |
| Adj \$ / SQ:       | 154.461    |
| Other Features:    | 36136      |
| Grade Factor:      | 1.20       |
| Neighborhood Inf:  | 1.15999997 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 663228     |
| Depreciation:      | 20494      |
| Depreciated Total: | 642734     |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ          | Date    | Sale Price  |
|-------------------|-----------|--------------|---------|-------------|
|                   |           |              |         |             |
|                   |           |              |         |             |
|                   |           |              |         |             |
| WtAv\$/SQ:        |           | AvRate:      | Ind.Val | 597900.0000 |
| Juris. Factor:    |           | Before Depr: | 215.01  |             |
| Special Features: | 0         | Val/Su Net:  | 146.03  |             |
| Final Total:      | 642700    | Val/Su SzAd: | 284.38  |             |

**SKETCH**

Unsketched SubAreas:  
SFL: 870,  
FFL: 1390,  
BMT: 1377,  
GAR: 524,  
WDK: 240.

**SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | 1ST FLOOR   | 1,390      | 154.460   | 214,701      |      |
| BMT                | BASEMENT    | 1,377      | 49.040    | 67,530       |      |
| SFL                | 2ND FLOOR   | 870        | 154.460   | 134,381      |      |
| GAR                | GARAGE      | 524        | 36.000    | 18,864       |      |
| WDK                | WOOD DECK   | 240        | 20.190    | 4,845        |      |
| Net Sketched Area: |             | 4,401      | Total:    | 440,321      |      |
| Size Ad            | 2260        | Gross Area | 4401      | FinArea      | 2673 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT      | 100    | FLA     |        | 30 | F     |

**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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |

**PARCEL ID**

158 4 0 4 64

**IMAGE**

AssessPro Patriot Properties, Inc

