



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	POYDAR HENRY R
Owner 2:	POYDAR NANCY G
Owner 3:	
Street 1:	76 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LIVENS - MARY ANN HARRIS
Owner 2:	-
Street 1:	PO BOX 192
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0192

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:						
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
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	581,100	8,900	0.000		590,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 241.61						/Parcel: 241.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	573,300	8900	.		582,200	582,200	Year End Roll	10/15/2020
2020	102	FV	589,100	8900	.		598,000	598,000	Year End Roll	9/26/2019
2019	102	FV	569,700	8900	.		578,600	578,600	Create Final value 2019	6/4/2019
2018	102	FV	569,700	8900	.		578,600	578,600	Year End Roll	9/28/2017
2017	102	FV	564,600	8900	.		573,500	573,500	Year End Roll	9/29/2016
2016	102	FV	564,600	8900	.		573,500	573,500	Year End Roll	1/14/2016
2015	102	FV	535,100	8900	.		544,000	544,000	Year End	10/2/2014
2014	102	FV	494,300	8900	.		503,200	503,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIVENS,MARY ANN	64601-50		12/3/2014		605,000	No	No			
NEWBURGER BABET	42981-48		6/4/2004		599,500	No	No			
NEWBURGER BABET	21661-524		1/7/1992	CONVENIENC		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/19/2015	6290	WINDOWS	39,482	C				Replace 11 windows
11/12/2015	6283	MANUAL	3,464	C				Add insulation in
6/18/2008	3970	WDK	3,000	C	9/24/2008			repair existing de

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/22/2009	PERMIT VISIT	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS+INSPCTD	606	
5/11/1987	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:	4	- CARPET	
Sec Floors:	3	- HARDWOOD	40%
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

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
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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:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	7.305900097	
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.:	0.96412778
Const Adj.:	0.95760000
Adj \$ / SQ:	152.336
Other Features:	39255
Grade Factor:	1.20
Neighborhood Inf:	1.15999997
LUC Factor:	1.00
Adj Total:	629579
Depreciation:	48478
Depreciated Total:	581101

COMMENTS

7.3059% 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	RM	7	BR	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	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	510000.0000
Juris. Factor:		Before Depr:	212.05		
Special Features:	0	Val/Su Net:	159.56		
Final Total:	581100	Val/Su SzAd:	237.96		

PARCEL ID 158 4 0 2 76

SKETCH

UnSketched SubAreas:
SFL: 749,
FFL: 1693,
BMT: 944,
WDK: 256,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,693	152.340	257,905	
BMT	BASEMENT	944	38.080	35,951	
SFL	2ND FLOOR	749	152.340	114,100	
WDK	WOOD DECK	256	19.820	5,073	
Net Sketched Area:		3,642	Total:	413,029	
Size Ad	2442	Gross Area	3642	FinArea	2442

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

