



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KRUSINSKI THOMAS S
Owner 2:	KRUSINSKI CAROLYN L
Owner 3:	
Street 1:	14 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ARNOLD JEROME G -
Owner 2:	ARNOLD BARBARA -
Street 1:	14 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4929

**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, 1 HalfBaths, 0 3/4 Baths, 8 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
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	595,100	8,900	0.000		604,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 208.70						/Parcel: 208.70	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	587,200	8900	.		596,100	596,100	Year End Roll	10/15/2020
2020	102	FV	603,300	8900	.		612,200	612,200	Year End Roll	9/26/2019
2019	102	FV	583,600	8900	.		592,500	592,500	Create Final value 2019	6/4/2019
2018	102	FV	583,600	8900	.		592,500	592,500	Year End Roll	9/28/2017
2017	102	FV	578,300	8900	.		587,200	587,200	Year End Roll	9/29/2016
2016	102	FV	578,300	8900	.		587,200	587,200	Year End Roll	1/14/2016
2015	102	FV	552,000	8900	.		560,900	560,900	Year End	10/2/2014
2014	102	FV	510,000	8900	.		518,900	518,900	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARNOLD JEROME G	40089-31		7/23/2003		550,000	No	No			
COPE RUTH S	23493-346		8/2/1993		319,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/15/2019	R-19-0092	WDK	12,000	C	7/29/2019			Re-construct deck

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	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:	Yes
% 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
<div style="display: flex; justify-content: space-between;"> <span>More: N</span> <span>Total Yard Items: 8,900</span> <span>Total Special Features: 0</span> <span>Total: 8,900</span> </div>																		

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

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

**CONDO INFORMATION**

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	5.817900181	
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.:	1.02542889
Const Adj.:	0.96899998
Adj \$ / SQ:	163.951
Other Features:	46967
Grade Factor:	1.20
Neighborhood Inf:	1.15999997
LUC Factor:	1.00
Adj Total:	644758
Depreciation:	49646
Depreciated Total:	595112

**COMMENTS**

5.8179% COMMON INTEREST D UNIT	
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**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:	8	BR:	3	Bath:	3	HB:	1					

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	3	2
Totals			
1	8	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val:	533200.0000
Juris. Factor:		Before Depr:	228.22	
Special Features:	0	Val/Su Net:	170.96	
Final Total:	595100	Val/Su SzAd:	300.25	

**PARCEL ID**

175 6 0 8 14

**SKETCH**

UnSketched SubAreas:  
 SFL: 664,  
 FFL: 1318,  
 BMT: 1303,  
 WDK: 196,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,318	163.950	216,087
BMT	BASEMENT	1,303	66.810	87,053
SFL	2ND FLOOR	664	163.950	108,863
WDK	WOOD DECK	196	21.520	4,218
Net Sketched Area:		3,481	Total:	416,221
Size Ad	1982 Gross Area	3481	FinArea	2894

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	70	A	0

**IMAGE**

*AssessPro* Patriot Properties, Inc

