



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BROCKELMAN TR WEBSTER BJR
Owner 2:	BROCKELMAN TR JENNIE L
Owner 3:	W BROCKELMAN / J BROCKELMAN TR
Street 1:	15 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

**PREVIOUS OWNER**

Owner 1:	BROCKELMAN - WEBSTER BJR
Owner 2:	BROCKELMAN - JENNIE L
Street 1:	15 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, 1 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:				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 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	653,000		0.000		653,000		0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 232.32							04/11/12
/Parcel: 232.32							

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	644,300	0	.		644,300	644,300	Year End Roll	10/15/2020
2020	102	FV	662,000	0	.		662,000	662,000	Year End Roll	9/26/2019
2019	102	FV	640,600	0	.		640,600	640,600	Create Final value 2019	6/4/2019
2018	102	FV	640,600	0	.		640,600	640,600	Year End Roll	9/28/2017
2017	102	FV	634,800	0	.		634,800	634,800	Year End Roll	9/29/2016
2016	102	FV	634,800	0	.		634,800	634,800	Year End Roll	1/14/2016
2015	102	FV	606,000	0	.		606,000	606,000	Year End	10/2/2014
2014	102	FV	559,800	0	.		559,800	559,800	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROCKELMAN,WEBS	77271-245		3/19/2021	CONVENIENC		1	No	No		
SCHNEIDER, ROBT	25153-456		1/31/1995		428,500	No	No			
HEALEY HARRY JR	21376-481		8/26/1991		340,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/13/2008	3941	MANUAL	4,500	C	5/21/2008			bump out for bookc

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/21/2008	CERT OF OCC	10	MARK R
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPECTD	600	
5/2/1996	MEAS+INSPECTD	606	
7/12/1995	MEAS/EXT INS	600	
1/15/1993	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:		%
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:	1	Rating: AVERAGE
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:	6.791600227	
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.:	0.94999999
Adj \$ / SQ:	154.461
Other Features:	39184
Grade Factor:	1.20
Neighborhood Inf:	1.15999997
LUC Factor:	1.00
Adj Total:	673811
Depreciation:	20821
Depreciated Total:	652990

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	602300.0000
Juris. Factor:		Before Depr:	215.01	
Special Features:	0	Val/Su Net:	149.50	
Final Total:	653000	Val/Su SzAd:	288.94	

**COMPARABLE SALES**

Exterior:		No Unit	RMS	BRS	FL
Interior:		1	6	3	2
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
Totals					
		1	6	3	

**COMMENTS**

6.7916% COMMON INTEREST E UNIT BMT WALKOUT .

**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	1				

**REMODELING**

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

**RES BREAKDOWN**

Totals					
1	6	3			

**SKETCH**

UnSketched SubAreas:  
SFL: 870,  
FFL: 1390,  
BMT: 1377,  
GAR: 535,  
WDK: 196,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,390	154.460	214,701	
BMT	BASEMENT	1,377	52.520	72,316	
SFL	2ND FLOOR	870	154.460	134,381	
GAR	GARAGE	535	36.000	19,260	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		4,368	Total:	444,876	
Size Ad	2260	Gross Area	4368	FinArea	2811

**SUB AREA DETAIL**

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

**PARCEL ID**

175 6 0 4 15

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Features:		Total:	
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