



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BLACKLOW TR ROBERT S
Owner 2:	BLACKLOW TR WINIFRED Y
Owner 3:	WINIFRED BLACKOW LIVING REV TR
Street 1:	16 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BLACKLOW - WINIFRED Y
Owner 2:	-
Street 1:	16 BIRCHWOOD LN
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 2 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	602,100	8,900	0.000		611,000		0
							GIS Ref
							GIS Ref
Total Card	602,100	8,900	0.000		611,000	Entered Lot Size	
Total Parcel	602,100	8,900	0.000		611,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 216.70		/Parcel:	216.70	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	594,000	8900	.		602,900	602,900	Year End Roll	10/15/2020
2020	102	FV	610,400	8900	.		619,300	619,300	Year End Roll	9/26/2019
2019	102	FV	590,200	8900	.		599,100	599,100	Create Final value 2019	6/4/2019
2018	102	FV	590,200	8900	.		599,100	599,100	Year End Roll	9/28/2017
2017	102	FV	584,900	8900	.		593,800	593,800	Year End Roll	9/29/2016
2016	102	FV	584,900	8900	.		593,800	593,800	Year End Roll	1/14/2016
2015	102	FV	558,300	8900	.		567,200	567,200	Year End	10/2/2014
2014	102	FV	515,800	8900	.		524,700	524,700	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLACKLOW,WINIFR	77977-334		6/9/2021	CONVENIENC	99	No	No			
BLACKLOW,ROBERT	77977-326		6/9/2021	CONVENIENC	99	No	No			
DAHMEN JOSEPH E	44627-277		2/11/2005		677,500	No	No			
WADSWORTH VIRGI	28823-256		7/10/1998		435,000	No	No			
	13756-057		8/6/1979		131,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/6/2008	4017	WDK	10,000	C	7/19/2010			remove & replace d

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	
6/21/1999	MEAS+INSPCTD	600	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	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 %:	
Jurisdct:		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:	4	- CARPET	10%
Bsmnt Flr:			
Bsmnt Gar:			

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	1	- FORCED H/A	
# 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

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:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.231699944	
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.:	0.96709996
Adj \$ / SQ:	153.847
Other Features:	37551
Grade Factor:	1.20
Neighborhood Inf:	1.15999997
LUC Factor:	1.00
Adj Total:	652305
Depreciation:	50227
Depreciated Total:	602077

COMMENTS

6.2317% COMMON INTEREST C UNIT.
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:	7	BR:	2
	Bath:	3	HB	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

WtAv\$/SQ:	AvRate:	Ind.Val	610400.0000
Juris. Factor:		Before Depr:	214.16
Special Features:	0	Val/Su Net:	162.47
Final Total:	602100	Val/Su SzAd	246.56

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,693	153.850	260,464	
BMT	BASEMENT	944	52.310	49,379	
SFL	2ND FLOOR	749	153.850	115,232	
WDK	WOOD DECK	320	18.700	5,985	
Net Sketched Area:		3,706	Total:	431,060	
Size Ad	2442	Gross Area	3706	FinArea	2820

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc



Undisplayed Areas:
SFL: 749
FFL: 1693
BMT: 944
WDK: 320