



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 20 | | BIRCHWOOD LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | LEVINE SHARLA F |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 20 BIRCHWOOD LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4927 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | BEECHER TR - MYRNA J |
| Owner 2: | - |
| Street 1: | 20 BIRCHWOOD LN |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4927 |

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, 9 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 | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 102 | 604,900 | 8,900 | 0.000 | | 613,800 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 212.09 | | | | | | /Parcel: 212.09 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 102 | FV | 596,800 | 8900 | . | | 605,700 | 605,700 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 600,500 | 8900 | . | | 609,400 | 609,400 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 580,900 | 8900 | . | | 589,800 | 589,800 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 580,900 | 8900 | . | | 589,800 | 589,800 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 575,600 | 8900 | . | | 584,500 | 584,500 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 575,600 | 8900 | . | | 584,500 | 584,500 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 549,500 | 8900 | . | | 558,400 | 558,400 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 507,700 | 8900 | . | | 516,600 | 516,600 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| BEECHER TR,MYRN | 69651-322 | | 7/6/2017 | | 599,000 | No | No | | | |
| BEECHER,MYRNA J | 65983-272 | | 8/27/2015 | CONVENIENC | 10 | No | No | | | |
| CARL CHARLES W | 23670-10 | | 9/20/1993 | | 332,500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|---------|---------|-----|------------|----------|----------|-------------------|
| 9/5/2018 | 7187 | BATH | 30,400 | C | 3/7/2019 | | | Remodel 1st floor |
| 9/5/2018 | 7186 | BATH | 24,300 | C | 11/28/2018 | | | Remodel 2nd floor |
| 5/23/2018 | 7079 | KITCHEN | 105,000 | C | 11/28/2018 | | | Remodel kitchen & |

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/EXT INS | 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: | 1T | - 1T |
| (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 |
| 95 | SAUNA | D | S | 1 | 6x4 | A | AV | 1980 | 110.00 | T | 60 | 102 | | | 1,100 | | | 1,100 |

| | | | | | | |
|---------|-------------------|-------|-------------------------|-------|--------|--------|
| More: N | Total Yard Items: | 8,900 | Total Special Features: | 1,100 | Total: | 10,000 |
|---------|-------------------|-------|-------------------------|-------|--------|--------|

BATH FEATURES

| | | | |
|------------|---|---------|---------|
| Full Bath: | 3 | Rating: | GOOD |
| 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: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

CONDO INFORMATION

| | | |
|--------------|-------------|----------------|
| Location: | E | - END UNIT |
| Total Units: | | |
| Floor: | 1 | - 1ST FLOOR |
| % Own: | 6.012700081 | |
| 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: | 53717 |
| Grade Factor: | 1.20 |
| Neighborhood Inf: | 1.15999997 |
| LUC Factor: | 1.00 |
| Adj Total: | 654154 |
| Depreciation: | 50370 |
| Depreciated Total: | 603784 |

COMMENTS

6.0127% COMMON INTEREST D 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: | 9 | BR: | 3 | Baths: | 3 | HB | | | | | |

REMODELING

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

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 9 | 3 | 2 |
| Totals | | | |
| 1 | 9 | 3 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|---------|-------------|
| WtAv\$/SQ: | | AvRate: | Ind.Val | 564100.0000 |
| Juris. Factor: | | Before Depr: | | 228.22 |
| Special Features: | 1100 | Val/Su Net: | | 173.77 |
| Final Total: | 604900 | Val/Su SzAd | | 305.20 |

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

