



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLS SUSAN H
Owner 2:	
Owner 3:	
Street 1:	24 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HUBBARD ELIOT -
Owner 2:	-
Street 1:	24 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-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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	536,600	9,200	0.000		545,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 251.52						/Parcel: 251.52	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	529,500	9200	.		538,700	538,700	Year End Roll	10/15/2020
2020	102	FV	536,000	9200	.		545,200	545,200	Year End Roll	9/26/2019
2019	102	FV	512,800	9200	.		522,000	522,000	Create Final value 2019	6/4/2019
2018	102	FV	512,800	9200	.		522,000	522,000	Year End Roll	9/28/2017
2017	102	FV	508,200	9200	.		517,400	517,400	Year End Roll	9/29/2016
2016	102	FV	508,200	9200	.		517,400	517,400	Year End Roll	1/14/2016
2015	102	FV	485,100	9200	.		494,300	494,300	Year End	10/2/2014
2014	102	FV	448,100	9200	.		457,300	457,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUBBARD ELIOT,	51085-364		4/25/2008		550,000	No	No			
COPELAND CHARLE	23130-165		4/29/1993		322,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2019	R-19-0048	KITCHEN	40,000	C	7/2/2019			Kitchen renovation
6/22/2016	6483	WINDOWS	9,046	C				Replace 3 windows
11/3/2015	6273	WINDOWS	14,461	C				Replace 2 windows
9/29/1995	820-95	MANUAL	3,500	C	5/27/1997			R-DECK
2/1/1994	426	MANUAL	3,000	C	8/17/1995			FIREPL
1/20/1994	418	MANUAL	7,500	C	8/17/1995			SKYLITES

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	INSPECTED	600	
5/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	7	- CONDO-GRDN
Sty Ht:	1	- 1
(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:	15	- CARPET 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: 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	GD	1979	10,000.00	T	7.7	102			9,200			9,200							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>More: N</td> <td>Total Yard Items:</td> <td>9,200</td> <td>Total Special Features:</td> <td></td> <td>Total:</td> <td>9,200</td> </tr> </table>																			More: N	Total Yard Items:	9,200	Total Special Features:		Total:	9,200
More: N	Total Yard Items:	9,200	Total Special Features:		Total:	9,200																			

BATH FEATURES

Full Bath:	2	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:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.129499912	
Name:	4	- LINCOLN RIDG

DEPRECIATION

Phys Cond:	AV	- Average	11.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			11.0%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.07154381
Const Adj.:	0.96139997
Adj \$ / SQ:	175.131
Other Features:	37069
Grade Factor:	1.20
Neighborhood Inf:	1.15999997
LUC Factor:	1.00
Adj Total:	602957
Depreciation:	66325
Depreciated Total:	536632

COMMENTS

6.1295% COMMON INTEREST C-1 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:	6	BR:	2	Baths:	2	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 500500.0000
Juris. Factor:		Before Depr:	243.78	
Special Features:	0	Val/Su Net:	147.74	
Final Total:	536600	Val/Su SzAd:	309.10	

SKETCH

UnSketched SubAreas:
 FFL: 1736,
 BMT: 1736,
 WDK: 160,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,736	50.900	88,358	
FFL	1ST FLOOR	1,736	175.130	304,027	
WDK	WOOD DECK	160	23.160	3,705	
Net Sketched Area:		3,632	Total:	396,090	
Size Ad	1736	Gross Area	3632	FinArea	2170

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	0

IMAGE

AssessPro Patriot Properties, Inc

