



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CRABTREE JOHN R
Owner 2:	CRABTREE CATHERINE B
Owner 3:	
Street 1:	9 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	STODDARD - ROGER E
Owner 2:	STODDARD - HELEN H
Street 1:	9 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, 0 HalfBaths, 0 3/4 Baths, 7 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:						
D				Topo		
s				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	560,400	8,900	0.000		569,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 216.18						/Parcel: 216.18	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	552,900	8900	.		561,800	561,800	Year End Roll	10/15/2020
2020	102	FV	568,100	8900	.		577,000	577,000	Year End Roll	9/26/2019
2019	102	FV	549,400	8900	.		558,300	558,300	Create Final value 2019	6/4/2019
2018	102	FV	549,400	8900	.		558,300	558,300	Year End Roll	9/28/2017
2017	102	FV	544,400	8900	.		553,300	553,300	Year End Roll	9/29/2016
2016	102	FV	544,400	8900	.		553,300	553,300	Year End Roll	1/14/2016
2015	102	FV	519,700	8900	.		528,600	528,600	Year End	10/2/2014
2014	102	FV	480,100	8900	.		489,000	489,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STODDARD,ROGER	71350-44		7/20/2018		630,000	No	No			
KAUFMAN MIRIAM	18207-294		6/9/1987		380,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/2/2011	4808	WDK	1,000	C				rebuild existing d

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	98 115 9
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/21	22:19:46

LAST REV

Date	Time
08/14/18	12:51:36

blakeley
2603

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 %:	
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:	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:	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

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:	I - INTERIOR
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.:	0.94999999
Adj \$ / SQ:	160.736
Other Features:	37448
Grade Factor:	1.20
Neighborhood Inf:	1.15999997
LUC Factor:	1.00
Adj Total:	607144
Depreciation:	46750
Depreciated Total:	560394

COMMENTS

5.8179% COMMON INTEREST D 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:	7	BR:	3	Bath:	3	HB:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:			AvRate:	Ind.Val	502900.0000
Juris. Factor:			Before Depr:	223.74	
Special Features:	0		Val/Su Net:	160.99	
Final Total:	560400		Val/Su SzAd:	282.74	

PARCEL ID

175 6 0 2 9

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	160.740	211,850	
BMT	BASEMENT	1,303	58.270	75,922	
SFL	2ND FLOOR	664	160.740	106,729	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		3,481	Total:	398,719	
Size Ad	1982	Gross Area	3481	FinArea	2634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
BMT	100	FLA		50	A	0

IMAGE

AssessPro Patriot Properties, Inc

