



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 82 |        | BIRCHWOOD LN, LINCOLN |

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Owner 1:  | MCALFEER TR HAROLD T  |
| Owner 2:  | MCALFEER TR SHIRLEY M |
| Owner 3:  | HTM/SMM REALTY TRUST  |
| Street 1: | 82 BIRCHWOOD LN       |
| Street 2: |                       |
| Twn/City: | LINCOLN               |
| St/Prov:  | MA Cntry Own Occ: Y   |
| Postal:   | 01773-4908 Type:      |

**PREVIOUS OWNER**

|           |                      |
|-----------|----------------------|
| Owner 1:  | MCALFEER - HAROLD T  |
| Owner 2:  | MCALFEER - SHIRLEY M |
| Street 1: | 82 BIRCHWOOD LN      |
| Twn/City: | LINCOLN              |
| St/Prov:  | MA Cntry             |
| Postal:   | 01773-4908           |

**NARRATIVE DESCRIPTION**

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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          | R1   | Residential | 100 | 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | ONE FAM     |          | 80000       |                    | SQUARE FE | PRIME SITE  |           | 0          | 10.5       | 1.000 | R5    |            |           |        |   |        |   |        |   | 840,000         |           |   |           |        |      | 840,000   |       |
| 101      | ONE FAM     |          | 0.023       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R5    |            |           |        |   |        |   |        |   | 690             |           |   |           |        |      | 700       |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct       |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------------|
| 101                                   | 468,000        |            | 1.860     | 840,700    | 1,308,700   | 3446              | 0               |
|                                       |                |            |           |            |             |                   | GIS Ref         |
|                                       |                |            |           |            |             |                   | GIS Ref         |
|                                       |                |            |           |            |             |                   | Insp Date       |
|                                       |                |            |           |            |             |                   | 12/22/21        |
|                                       |                |            |           |            |             |                   | Parcel ID       |
|                                       |                |            |           |            |             |                   | 158 3 0         |
| Total Card                            | 468,000        |            | 1.860     | 840,700    | 1,308,700   | Entered Lot Size  |                 |
| Total Parcel                          | 468,000        |            | 1.860     | 840,700    | 1,308,700   | Total Land:       |                 |
| Source: Market Adj Cost               |                |            |           |            |             |                   | Land Unit Type: |
| Total Value per SQ unit /Card: 635.91 |                |            |           |            |             |                   |                 |
| /Parcel: 635.91                       |                |            |           |            |             |                   |                 |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022   | 101 | FV  | 407,800    | 0         | 1.86      | 768,700    | 1,176,500   | 1,176,500     | Year End Roll           | 10/19/2021 |
| 2021   | 101 | FV  | 364,300    | 0         | 1.86      | 800,700    | 1,165,000   | 1,165,000     | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 358,400    | 0         | 1.86      | 800,700    | 1,159,100   | 1,159,100     | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 347,800    | 0         | 1.86      | 797,500    | 1,145,300   | 1,145,300     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 347,800    | 0         | 1.86      | 797,500    | 1,145,300   | 1,145,300     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 355,300    | 0         | 1.86      | 797,500    | 1,152,800   | 1,152,800     | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 347,200    | 0         | 1.86      | 745,500    | 1,092,700   | 1,092,700     | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 338,500    | 0         | 1.86      | 690,300    | 1,028,800   | 1,028,800     | Year End                | 10/2/2014  |

**SALES INFORMATION**

| Grantor          | Legal Ref | Type | Date       | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|------------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| MCALFEER,HAROLD  | 61605-315 |      | 4/16/2013  | FAMILY     |            | 1  | No  | No    |                 |       |
| MCALFEER TR,HARO | 61605-291 |      | 4/16/2013  | FAMILY     |            | 1  | No  | No    |                 |       |
| McAAler,Harold   | 59732-583 |      | 8/10/2012  | FAMILY     |            | 1  | No  | No    |                 |       |
| McAAler Tr,Haro  | 59732-557 |      | 8/10/2012  | FAMILY     |            | 1  | No  | No    |                 |       |
| MCALFEER HAROLD  | 56505-368 |      | 2/23/2011  | FAMILY     |            | 1  | No  | No    |                 |       |
| MCALFEER HAROLD  | 32165-551 |      | 12/20/2000 | CONVENIENC |            | 1  | No  | No    |                 |       |
| MCALFEER HAROLD  | 29536-598 |      | 10/27/1998 | CONVENIENC |            | 1  | No  | No    |                 |       |
| WINCHELL GUILBE  | 14758-230 |      | 10/15/1982 |            | 110,000    | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date       | Number | Descp   | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|---------|--------|-----|------------|----------|----------|---------|
| 10/28/2014 | 5950   | WINDOWS | 26,860 | C   |            |          |          |         |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 12/22/2021 | INSPECTED    | 5   | TB        |
| 5/1/2017   | MEAS+INSPCTD | 4   | JG        |
| 6/19/2008  | MEAS+INSPCTD | 25  | D ERSKINE |
| 9/22/2001  | M&L COMPLETE | 615 |           |
| 12/17/1997 | ABATE-INSPEC | 600 |           |
| 5/15/1996  | MEAS+INSPCTD | 606 |           |
| 4/20/1996  | MEAS/EXT INS | 606 |           |
| 6/1/1991   | INSPECTED    | 601 |           |

Sign: VERIFICATION OF VISIT NOT DATA

