



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SCHWARTZ STEVEN JAY
Owner 2:	
Owner 3:	
Street 1:	27 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	TROISI EUGENE A -
Owner 2:	-
Street 1:	27 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-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 5 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:						
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	594,100	8,700	0.000		602,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 210.56						/Parcel: 210.56	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	558,600	8900	.		567,500	567,500	Year End Roll	10/19/2021
2021	102	FV	551,100	8900	.		560,000	560,000	Year End Roll	10/15/2020
2020	102	FV	566,300	8900	.		575,200	575,200	Year End Roll	9/26/2019
2019	102	FV	542,300	8900	.		551,200	551,200	Create Final value 2019	6/4/2019
2018	102	FV	542,300	8900	.		551,200	551,200	Year End Roll	9/28/2017
2017	102	FV	537,400	8900	.		546,300	546,300	Year End Roll	9/29/2016
2016	102	FV	537,400	8900	.		546,300	546,300	Year End Roll	1/14/2016
2015	102	FV	513,000	8900	.		521,900	521,900	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TROISI EUGENE A	41267-330		10/24/2003	OTHER	410,000	No	No			
	13852-144		2/6/1979		129,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2021	R-21-0246	MANUAL	4,704	C				Insulation of home
10/20/2016	6596	MANUAL	3,239	C				Replace a rear pat
6/27/2012	5080	WDK	7,800	C				reconstruct a deck

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
2/13/2002	ABATE-INSPEC	600	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
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:	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: NO
% Com Wal:	0	% Sprinkled: 0

Full Bath:	2	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: AVERAGE
A HBth:		Rating:
OthrFix:	1	Rating: AVERAGE

**BATH FEATURES**

Kits:	1	Rating: VERY GOOD
A Kits:		Rating:
Frpl:	1	Rating: AVERAGE
WSFlue:	1	Rating: AVERAGE

**OTHER FEATURES**

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.729700089	
Name:	4	- LINCOLN RIDG

**CONDO INFORMATION**

Phys Cond:	GD	- Good	9.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			9%

**DEPRECIATION**

Basic \$ / SQ:	187.00
Size Adj.:	1.12434208
Const Adj.:	0.94999999
Adj \$ / SQ:	199.739
Other Features:	46252
Grade Factor:	1.20
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	652840
Depreciation:	58756
Depreciated Total:	594085

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	498000.0000
Juris. Factor:		Before Depr:	275.64	
Special Features:	0	Val/Su Net:	181.57	
Final Total:	594100	Val/Su SzAd	390.86	

**COMMENTS**

6.7297% COMMON INTEREST A 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:	5	BR:	2	Baths:	2	HB	1				

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

**SKETCH**

UnSketched SubAreas:  
 FFL: 1520,  
 BMT: 1492,  
 WDK: 260,

**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	12.9	102			8,700			8,700

More:	N	Total Yard Items:	8,700	Total Special Features:		Total:	8,700
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**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,520	199.740	303,604	
BMT	BASEMENT	1,492	79.150	118,087	
WDK	WOOD DECK	260	19.730	5,130	
Net Sketched Area:		3,272	Total:	426,821	
Size Ad	1520	Gross Area	3272	FinArea	2863

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	0

**IMAGE**

AssessPro Patriot Properties, Inc

