

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOSS KAREN M
Owner 2:	
Owner 3:	
Street 1:	29 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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, 3 Baths, 0 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	597,800	8,700	0.000		606,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 229.82						/Parcel: 229.82	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	561,600	8900	.		570,500	570,500	Year End Roll	10/19/2021
2021	102	FV	554,100	8900	.		563,000	563,000	Year End Roll	10/15/2020
2020	102	FV	569,300	8900	.		578,200	578,200	Year End Roll	9/26/2019
2019	102	FV	545,100	8900	.		554,000	554,000	Create Final value 2019	6/4/2019
2018	102	FV	545,100	8900	.		554,000	554,000	Year End Roll	9/28/2017
2017	102	FV	540,200	8900	.		549,100	549,100	Year End Roll	9/29/2016
2016	102	FV	540,200	8900	.		549,100	549,100	Year End Roll	1/14/2016
2015	102	FV	515,600	8900	.		524,500	524,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	14004-148		7/8/1980		126,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/12/2009	4207	RENOVATI	12,135	C	8/17/2009			kit reno; cert of

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	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

**INTERIOR INFORMATION**

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

**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

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

**CONDO INFORMATION**

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.645299911	
Name:	4	- LINCOLN RIDG

**DEPRECIATION**

Basic \$ / SQ:	187.00
Size Adj.:	1.12434208
Const Adj.:	0.94999999
Adj \$ / SQ:	199.739
Other Features:	42499
Grade Factor:	1.20
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	656914
Depreciation:	59122
Depreciated Total:	597792

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	503500.0000
Juris. Factor:		Before Depr:		275.64
Special Features:	0	Val/Su Net:		182.70
Final Total:	597800	Val/Su SzAd:		393.29

**PARCEL ID**

158	1	0	2	29
-----	---	---	---	----

**COMMENTS**

6.6453% 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:	3	HB					

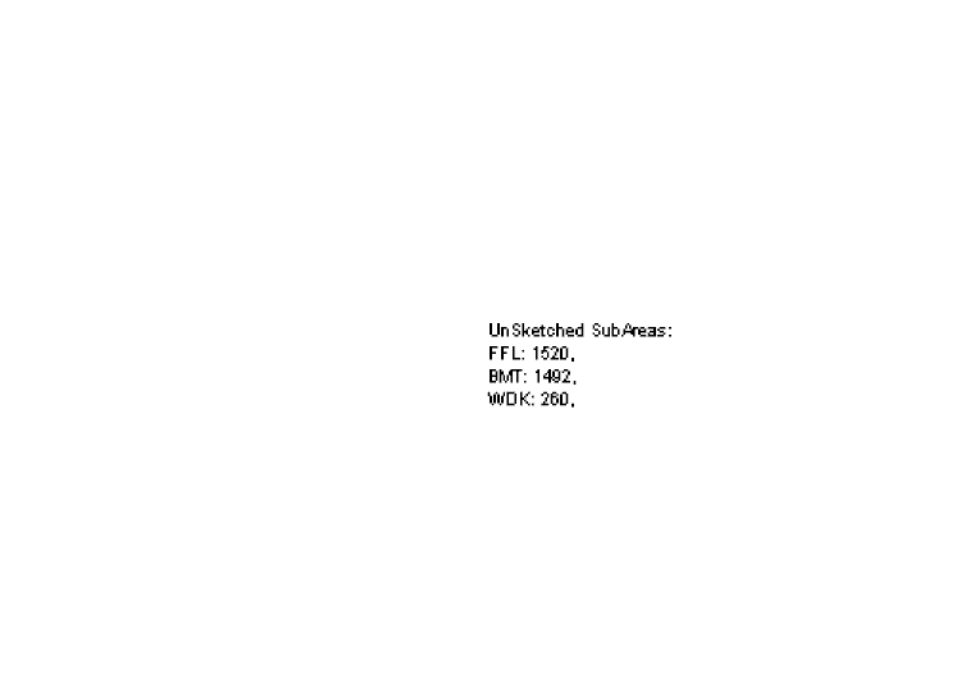
**REMODELING**

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

**RES BREAKDOWN**

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

**SKETCH**



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

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,520	199.740	303,604	
BMT	BASEMENT	1,492	83.640	124,792	
WDK	WOOD DECK	260	19.730	5,130	
Net Sketched Area:		3,272	Total:	433,526	
Size Ad	1520	Gross Area	3272	FinArea	2639

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

**IMAGE**

AssessPro Patriot Properties, Inc

