



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUCKLEY TR TIMOTHY C
Owner 2:	KEARNEY TR SUZANNE M
Owner 3:	KEARNEY - BUCKLEY REVOCABLE TR
Street 1:	41 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KEARNEY - SUZANNE M
Owner 2:	-
Street 1:	41 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-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	603,300	8,700	0.000		612,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 244.49						/Parcel: 244.49	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	568,800	8900	.		577,700	577,700	Year End Roll	10/19/2021
2021	102	FV	561,200	8900	.		570,100	570,100	Year End Roll	10/15/2020
2020	102	FV	576,700	8900	.		585,600	585,600	Year End Roll	9/26/2019
2019	102	FV	558,000	8900	.		566,900	566,900	Create Final value 2019	6/4/2019
2018	102	FV	558,000	8900	.		566,900	566,900	Year End Roll	9/28/2017
2017	102	FV	552,900	8900	.		561,800	561,800	Year End Roll	9/29/2016
2016	102	FV	552,900	8900	.		561,800	561,800	Year End Roll	1/14/2016
2015	102	FV	527,800	8900	.		536,700	536,700	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KEARNEY,SUZANNE	65692-124		7/8/2015	CONVENIENC		1	No	No		
YOUNG CHARLES A	57549-362		9/30/2011		518,000	No	No			
KLEM WALTER,	47185-588		3/26/2006		520,000	No	No			
LAUTERBACH PETE	20065-221		9/8/1989		385,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/2015	6136	WINDOWS	31,021	C				Replace 12 windows
6/24/2013	5455	WINDOWS	5,800	C				install 2 skylight
4/6/2012	5013	RENOVATI	24,000	C	6/7/2012			install new tread

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

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

USER DEFINED

Prior Id # 1:	98 113 41
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:	

EXTERIOR INFORMATION

Type:	8 - CONDO-TNHS
Sty Ht:	2 - 2
(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
Alt LUC:	
Jurisdict:	
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 50%
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	12.9	102			8,700			8,700

More:	N	Total Yard Items:	8,700	Total Special Features:		Total:	8,700
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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:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	7.067599773
Name:	4 - LINCOLN RIDG

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	181.00
Size Adj.:	1.02542889
Const Adj.:	0.95949996
Adj \$ / SQ:	178.086
Other Features:	50127
Grade Factor:	1.20
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	662959
Depreciation:	59666
Depreciated Total:	603293

COMMENTS

7.0676% COMMON INTEREST D 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	RMs:	7	BRs:	3	Baths:	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	505900.0000
Juris. Factor:		Before Depr:		245.76
Special Features:	0	Val/Su Net:		173.31
Final Total:	603300	Val/Su SzAd		304.39

PARCEL ID

158 1 0 4 41

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	178.090	234,717	
BMT	BASEMENT	1,303	56.100	73,094	
SFL	2ND FLOOR	664	178.090	118,249	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		3,481	Total:	430,278	
Size Ad	1982	Gross Area	3481	FinArea	2503

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

IMAGE

AssessPro Patriot Properties, Inc

