



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEDULLA BARBARA M		
Owner 2:			
Owner 3:			
Street 1:	43 BIRCHWOOD LN		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-4907		Type:

PREVIOUS OWNER

Owner 1:	COLE - ADDISON D		
Owner 2:	COLE - ANNE B		
Street 1:	43 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-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:				Topo		
D				Street	1	PAVED
s				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	595,500	8,700	0.000		604,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 235.61						/Parcel: 235.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	560,400	8900	.		569,300	569,300	Year End Roll	10/19/2021
2021	102	FV	552,900	8900	.		561,800	561,800	Year End Roll	10/15/2020
2020	102	FV	568,200	8900	.		577,100	577,100	Year End Roll	9/26/2019
2019	102	FV	544,300	8900	.		553,200	553,200	Create Final value 2019	6/4/2019
2018	102	FV	536,000	8900	.		544,900	544,900	Year End Roll	9/28/2017
2017	102	FV	531,200	8900	.		540,100	540,100	Year End Roll	9/29/2016
2016	102	FV	531,200	8900	.		540,100	540,100	Year End Roll	1/14/2016
2015	102	FV	507,000	8900	.		515,900	515,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COLE,ADDISON D	75352-58		8/12/2020		547,500	No	No			
CHUAN MARIAN	15957-206		1/4/1985		237,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/24/2017	6725	RENOVATI	20,000	C	1/30/2018			Remodel the bathro
11/13/1992	170	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	
5/19/1999	MEAS+INSPCTD	605	BOA
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
12/14/1993	PERMIT VISIT	600	
5/1/1987	INSPECTED	601	

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

USER DEFINED

Prior Id # 1:	98 113 43
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:	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:	3	- HARDWOOD
Sec Floors:	4	- CARPET 30%
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: GOOD
A Bath:	1	Rating: AVERAGE
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	2	Rating: AVERAGE

BATH FEATURES

Kits:	1	Rating: 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.:	0.96329993
Adj \$ / SQ:	202.536
Other Features:	51273
Grade Factor:	1.20
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	654363
Depreciation:	58893
Depreciated Total:	595470

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	497400.0000
Juris. Factor:		Before Depr:	279.50	
Special Features:	0	Val/Su Net:	182.00	
Final Total:	595500	Val/Su SzAd	391.78	

COMMENTS

6.7297% COMMON INTEREST B 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	Bath	2	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,
 WDK: 260,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,520	202.540	307,854	
BMT	BASEMENT	1,492	73.670	109,919	
WDK	WOOD DECK	260	19.730	5,130	
Net Sketched Area:		3,272	Total:	422,903	
Size Ad	1520	Gross Area	3272	FinArea	2564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	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

PARCEL ID

158 1 0 4 43

More:	N	Total Yard Items:	8,700	Total Special Features:		Total:	8,700
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IMAGE

AssessPro Patriot Properties, Inc

