



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BEAL JR THOMAS P
Owner 2:	BEAL BARBARA B
Owner 3:	
Street 1:	66 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BEAL THOMAS P JR -
Owner 2:	BEAL BARBARA B -
Street 1:	66 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:				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	657,100	8,700	0.000		665,800	1958	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 215.27						/Parcel: 215.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	617,900	8900	.		626,800	626,800	Year End Roll	10/19/2021
2021	102	FV	609,700	8900	.		618,600	618,600	Year End Roll	10/15/2020
2020	102	FV	626,400	8900	.		635,300	635,300	Year End Roll	9/26/2019
2019	102	FV	605,800	8900	.		614,700	614,700	Create Final value 2019	6/4/2019
2018	102	FV	605,800	8900	.		614,700	614,700	Year End Roll	9/28/2017
2017	102	FV	600,300	8900	.		609,200	609,200	Year End Roll	9/29/2016
2016	102	FV	600,300	8900	.		609,200	609,200	Year End Roll	1/14/2016
2015	102	FV	573,000	8900	.		581,900	581,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEAL THOMAS P J	29961-559		3/3/1999	CONVENIENC		1	No	No		
CHAIKEN, JAN M.	27179-471		4/2/1997	CHD>SALE	385,000	No	No			
KAUPE WALTER	16288-253		7/15/1985		282,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2009	4285	WDK	7,500	C				remove rotted deck

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	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

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	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:	6 - CERAMIC T 20%
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

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																		

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:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	7.467100143
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.:	0.96521389
Const Adj.:	0.97279990
Adj \$ / SQ:	169.952
Other Features:	39482
Grade Factor:	1.20
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	722092
Depreciation:	64988
Depreciated Total:	657104

COMMENTS

7.4671% COMMON INTEREST C 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: 631579.2843				
Juris. Factor:		Before Depr: 234.53		
Special Features: 0		Val/Su Net: 180.92		
Final Total: 657100		Val/Su SzAd: 270.19		

PARCEL ID

158 4 0 3 66

SKETCH

Unsketched SubAreas:
SFL: 749,
FFL: 1683,
BMT: 944,
WDK: 256,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,683	169.950	286,029
BMT	BASEMENT	944	69.260	65,377
SFL	2ND FLOOR	749	169.950	127,294
WDK	WOOD DECK	256	19.820	5,073
Net Sketched Area: 3,632		Total:		483,773
Size Ad	2432	Gross Area	3632	FinArea 3093

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	70	A	0

IMAGE

AssessPro Patriot Properties, Inc



Total: 8,700 **Total Yard Items:** 8,700 **Total Special Features:** **Total:** 8,700