



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RUSH TR HELEN M
Owner 2:	
Owner 3:	HELEN M RUSH TRUST
Street 1:	11 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RUSH - ROBERT P
Owner 2:	RUSH - HELEN M
Street 1:	11 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	579,300	8,700	0.000		588,000		0
							GIS Ref
							GIS Ref
							Insp Date
							12/09/21
Total Card 579,300 8,700 0.000 588,000 Total Parcel 579,300 8,700 0.000 588,000 Source: Market Adj Cost Total Value per SQ unit /Card: 254.79 /Parcel: 254.79							Entered Lot Size Total Land: Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	545,000	8900	.		553,900	553,900	Year End Roll	10/19/2021
2021	102	FV	537,700	8900	.		546,600	546,600	Year End Roll	10/15/2020
2020	102	FV	552,500	8900	.		561,400	561,400	Year End Roll	9/26/2019
2019	102	FV	534,400	8900	.		543,300	543,300	Create Final value 2019	6/4/2019
2018	102	FV	534,400	8900	.		543,300	543,300	Year End Roll	9/28/2017
2017	102	FV	529,500	8900	.		538,400	538,400	Year End Roll	9/29/2016
2016	102	FV	529,500	8900	.		538,400	538,400	Year End Roll	1/14/2016
2015	102	FV	505,500	8900	.		514,400	514,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUSH,ROBERT P	63295-33		2/21/2014	FAMILY		1 No	No			
MORSS CHARLES A	42892-128		5/26/2004		530,000	No	No			
MORSS, CHARLES	26657-594		9/11/1996	CONVENIENC	10	No	No			
ROSSBACH LEOPOL	17018-10		5/22/1986		345,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	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	
5/11/1987	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:	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: Yes
% 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

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:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	5.817900181	
Name:	4	- LINCOLN RIDG

DEPRECIATION

Basic \$ / SQ:	181.00
Size Adj.:	1.02542889
Const Adj.:	0.94999999
Adj \$ / SQ:	176.322
Other Features:	37269
Grade Factor:	1.20
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	636620
Depreciation:	57296
Depreciated Total:	579324

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	498200.0000
Juris. Factor:		Before Depr:	243.33	
Special Features:	0	Val/Su Net:	166.42	
Final Total:	579300	Val/Su SzAd:	292.28	

PARCEL ID

175 6 0 2 11

Total Yard Items: 8,700

COMMENTS

5.8179% 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	RM:	7	BR:	3	Baths:	3	HB					

REMODELING

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

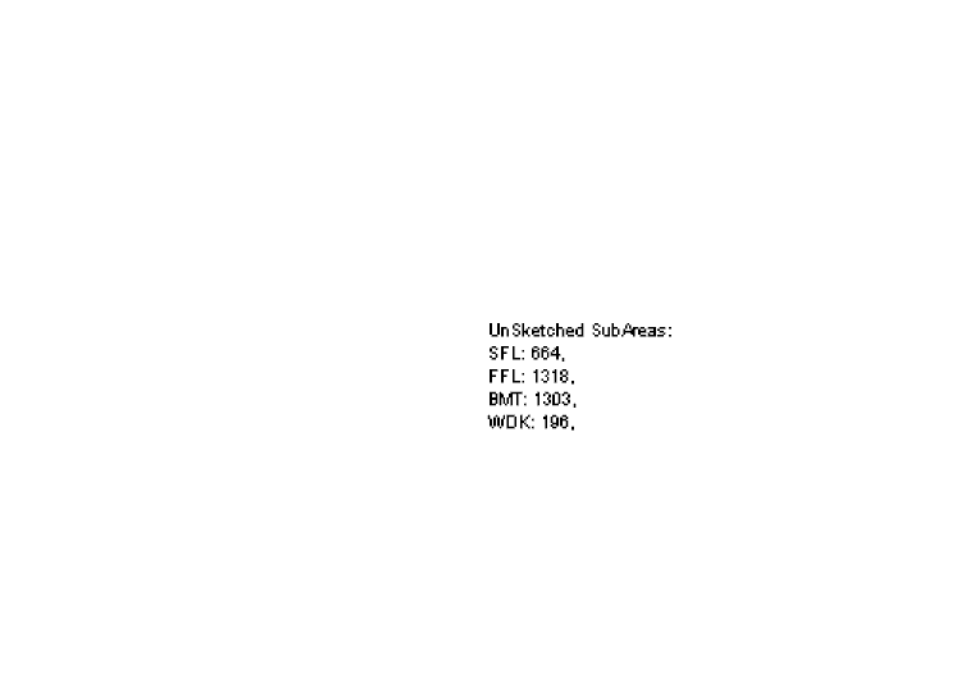
RES BREAKDOWN

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	498200.0000
Juris. Factor:		Before Depr:	243.33	
Special Features:	0	Val/Su Net:	166.42	
Final Total:	579300	Val/Su SzAd:	292.28	

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	176.320	232,393	
BMT	BASEMENT	1,303	54.000	70,360	
SFL	2ND FLOOR	664	176.320	117,078	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		3,481	Total:	424,049	
Size Ad	1982	Gross Area	3481	FinArea	2308

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	A	0

IMAGE

AssessPro Patriot Properties, Inc



Total: 8,700