



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WURM KATHERINE C
Owner 2:	
Owner 3:	
Street 1:	19 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

**PREVIOUS OWNER**

Owner 1:	QUINN TR - KATHARINE T
Owner 2:	-
Street 1:	19 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, 2 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
102	563,700	8,700	0.000		572,400
Total Card		563,700	8,700	0.000	572,400
Total Parcel		563,700	8,700	0.000	572,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 216.90		/Parcel: 216.90	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	12/14/21

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	528,300	8900	.		537,200	537,200	Year End Roll	10/19/2021
2021	102	FV	521,300	8900	.		530,200	530,200	Year End Roll	10/15/2020
2020	102	FV	535,600	8900	.		544,500	544,500	Year End Roll	9/26/2019
2019	102	FV	512,400	8900	.		521,300	521,300	Create Final value 2019	6/4/2019
2018	102	FV	512,400	8900	.		521,300	521,300	Year End Roll	9/28/2017
2017	102	FV	507,800	8900	.		516,700	516,700	Year End Roll	9/29/2016
2016	102	FV	507,800	8900	.		516,700	516,700	Year End Roll	1/14/2016
2015	102	FV	484,700	8900	.		493,600	493,600	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
QUINN TR, KATHAR	65469-188		6/2/2015		500,000	No	No	
QUINN KATHARINE	58685-331		3/15/2012	FAMILY		1	No	No
TICKNOR, H. MAL	24197-145		1/24/1994		259,000	No	No	
HICHEY MARY ELL	15631-430		6/16/1984		182,500	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
QUINN TR, KATHAR	65469-188		6/2/2015		500,000	No	No			
QUINN KATHARINE	58685-331		3/15/2012	FAMILY		1	No	No		
TICKNOR, H. MAL	24197-145		1/24/1994		259,000	No	No			
HICHEY MARY ELL	15631-430		6/16/1984		182,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2017	6891	WDK	7,700	C	2/27/2018			Repair deck with n

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/18/2006	MEAS+INSPCTD	100	
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/11/1987	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:	

### BATH FEATURES

Full Bath:	2 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:	5.039199829
Name:	4 - LINCOLN RIDG

### COMMENTS

5.0392% 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	RMs: 5	BRs: 2	Baths: 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	

### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	5 - LINO/VINYL 8%
Bsmnt Flr:	
Bsmnt Gar:	

### DEPRECIATION

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

### CALC SUMMARY

Basic \$ / SQ:	187.00
Size Adj.:	1.12434208
Const Adj.:	0.94923997
Adj \$ / SQ:	199.580
Other Features:	29624
Grade Factor:	1.20
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	619411
Depreciation:	55747
Depreciated Total:	563664

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	497900.0000
Juris. Factor:		Before Depr:		275.42
Special Features:	0	Val/Su Net:		172.28
Final Total:	563700	Val/Su SzAd		370.86

### SKETCH

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

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,520	199.580	303,361	
BMT	BASEMENT	1,492	74.220	110,734	
WWDK	WOOD DECK	260	19.730	5,130	
Net Sketched Area:		3,272	Total:	419,225	
Size Ad	1520	Gross Area	3272	FinArea	2639

### SUB AREA DETAIL

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

### SPEC FEATURES/YARD ITEMS

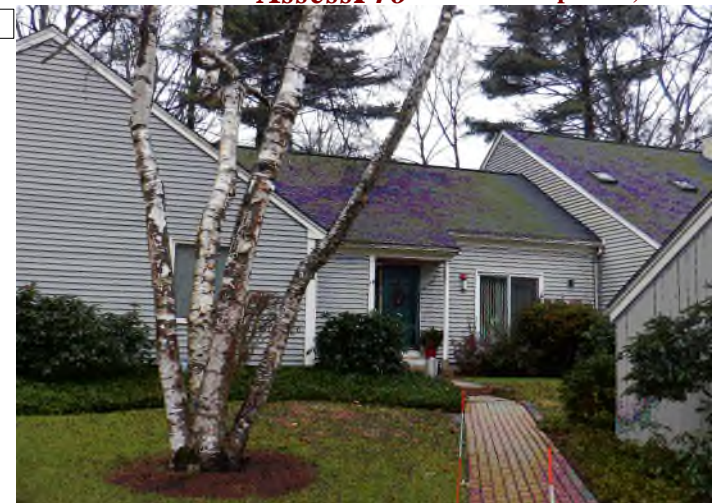
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
04	CONDO-GAR	D	Y	1		A	AV	1979	10,000.00	T	12.9	102			8,700			8,700

### PARCEL ID

175 6 0 5 19

### IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 8,700

Total Special Features:

Total: 8,700