



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GREEN PHYLLIS
Owner 2:	
Owner 3:	
Street 1:	5 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ROBBINS TR - DEBORAH A
Owner 2:	-
Street 1:	5 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, 4 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 Influ	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	522,700	8,700	0.000		531,400
Total Card	522,700	8,700	0.000		531,400
Total Parcel	522,700	8,700	0.000		531,400
Source:	Market Adj Cost	Total Value per SQ unit /Card: 349.61		/Parcel:	349.61

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
12/09/21

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	485,800	8900	.		494,700	494,700	Year End Roll	10/19/2021
2021	102	FV	479,300	8900	.		488,200	488,200	Year End Roll	10/15/2020
2020	102	FV	492,500	8900	.		501,400	501,400	Year End Roll	9/26/2019
2019	102	FV	471,300	8900	.		480,200	480,200	Create Final value 2019	6/4/2019
2018	102	FV	471,300	8900	.		480,200	480,200	Year End Roll	9/28/2017
2017	102	FV	467,000	8900	.		475,900	475,900	Year End Roll	9/29/2016
2016	102	FV	467,000	8900	.		475,900	475,900	Year End Roll	1/14/2016
2015	102	FV	445,800	8900	.		454,700	454,700	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ROBBINS TR,DEBO	70233-193		11/14/2017		554,000	No	No	
ROBBINS DEBORAH	52413-132		3/16/2009	FAMILY	100	No	No	
NORLING ROBERT	19418-492		10/21/1988		270,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/8/2009	4201	WDK	8,000	C	7/15/2009			replace deck;cert
3/26/2008	3901	RENOVATI	30,500	C	9/16/2008			reno 2 bth;move wa

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/22/2009	PERMIT VISIT	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/30/1997	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 %:
Jurisdct:		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:	3	- HARDWOOD	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: 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 Total Yard Items: 8,700    Total Special Features:    Total: 8,700

**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:	4.912399769	
Name:	4	- LINCOLN RIDG

**DEPRECIATION**

Phys Cond:	GD	- Good	9.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
<b>Total:</b>			<b>9%</b>

**CALC SUMMARY**

Basic \$ / SQ:	187.00
Size Adj.:	1.12434208
Const Adj.:	0.95949996
Adj \$ / SQ:	201.737
Other Features:	29232
Grade Factor:	1.20
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	574425
Depreciation:	51698
Depreciated Total:	522726

**COMMENTS**

4.9124% 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												
<b>Totals</b>	<b>RM:</b>	<b>4</b>	<b>BR:</b>	<b>2</b>	<b>Baths:</b>	<b>2</b>	<b>HB</b>					

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	4	2	1
<b>Totals</b>	<b>1</b>	<b>4</b>	<b>2</b>

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	444100.0000
Juris. Factor:		Before Depr:	278.40	
Special Features:	0	Val/Su Net:	159.75	
Final Total:	522700	Val/Su SzAd	343.88	

**PARCEL ID**

175 6 0 1 5

**SKETCH**

UnSketched SubAreas:  
 FFL: 1520,  
 BMT: 1492,  
 WDK: 260,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,520	201.740	306,640	
BMT	BASEMENT	1,492	50.430	75,248	
WDK	WOOD DECK	260	19.730	5,130	
<b>Net Sketched Area:</b>		<b>3,272</b>	<b>Total:</b>	<b>387,018</b>	
<b>Size Ad</b>	1520	<b>Gross Area</b>	3272	<b>FinArea</b>	1520

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

