



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CRABTREE JOHN R
Owner 2:	CRABTREE CATHERINE B
Owner 3:	
Street 1:	9 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

**PREVIOUS OWNER**

Owner 1:	STODDARD - ROGER E
Owner 2:	STODDARD - HELEN H
Street 1:	9 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-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
t						

**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	595,800	8,700	0.000		604,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 229.54						/Parcel: 229.54	

**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	568,100	8900	.		577,000	577,000	Year End Roll	9/26/2019
2019	102	FV	549,400	8900	.		558,300	558,300	Create Final value 2019	6/4/2019
2018	102	FV	549,400	8900	.		558,300	558,300	Year End Roll	9/28/2017
2017	102	FV	544,400	8900	.		553,300	553,300	Year End Roll	9/29/2016
2016	102	FV	544,400	8900	.		553,300	553,300	Year End Roll	1/14/2016
2015	102	FV	519,700	8900	.		528,600	528,600	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STODDARD,ROGER	71350-44		7/20/2018		630,000	No	No			
KAUFMAN MIRIAM	18207-294		6/9/1987		380,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/2/2011	4808	WDK	1,000	C				rebuild existing d

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	8 - CONDO-TNHS
Sty Ht:	1T - 1T
(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

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

**BATH FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Basic \$ / SQ:	181.00
Size Adj.:	1.02542889
Const Adj.:	0.94999999
Adj \$ / SQ:	176.322
Other Features:	37448
Grade Factor:	1.20
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	654702
Depreciation:	58923
Depreciated Total:	595778

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	502900.0000
Juris. Factor:		Before Depr:	243.33	
Special Features:	0	Val/Su Net:	171.16	
Final Total:	595800	Val/Su SzAd	300.61	

**COMMENTS**

5.8179% COMMON INTEREST D UNIT BMT WALKOUT .

**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	

**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	63.920	83,284	
SFL	2ND FLOOR	664	176.320	117,078	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		3,481	Total:	436,973	
Size Ad	1982	Gross Area	3481	FinArea	2634

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	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 2 9

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

AssessPro Patriot Properties, Inc

