



PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		BIRCHWOOD LN, LINCOLN
Unit #:		
Owner 1: CONNER ELIZABETH		
Owner 2:		
Owner 3:		
Street 1: 60 BIRCHWOOD LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	716,700	8,700	0.000		725,400	3022
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 239.85						/Parcel: 239.85

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/16/21

OWNERSHIP

Owner 1: CONNER ELIZABETH
Owner 2:
Owner 3:
Street 1: 60 BIRCHWOOD LN
Street 2:
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	686,800	8700	.		695,500	695,500	Year end	11/3/2022
2022	102	FV	650,700	8900	.		659,600	659,600	Year End Roll	10/19/2021
2021	102	FV	642,100	8900	.		651,000	651,000	Year End Roll	10/15/2020
2020	102	FV	659,700	8900	.		668,600	668,600	Year End Roll	9/26/2019
2019	102	FV	638,900	8900	.		647,800	647,800	Create Final value 2019	6/4/2019
2018	102	FV	638,900	8900	.		647,800	647,800	Year End Roll	9/28/2017
2017	102	FV	633,200	8900	.		642,100	642,100	Year End Roll	9/29/2016
2016	102	FV	633,200	8900	.		642,100	642,100	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	23:55:42

LAST REV

Date	Time
07/18/23	11:47:06

blakeley
2577

USER DEFINED

Prior Id # 1: 98 114 60
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:

PREVIOUS OWNER

Owner 1: BAYLIES - MARY JANE
Owner 2: -
Street 1: 60 BIRCHWOOD LN
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BAYLIES, MARY JA	81685-343		6/22/2023		1,000,000	No	No			
BAYLIES, WINTHRO	81685-337		6/22/2023	CONVENIENC	10	No	No			
POYDAR HENRY R	44692-556		2/25/2005		779,000	No	No			
WALKER JOHN F,	43174-1		6/29/2004		704,100	No	No			
FORTUNATO JOAN	34172-24		11/29/2001		600,000	No	No			
LEIGHTON DEBORA	28475-598		4/22/1998		455,000	No	No			
DAVIES CLAIRE	23669-69		9/20/1993		295,000	No	No			

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, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/26/2009	4216	WDK	10,000	C	7/15/2009			replace deck
5/27/1997	416	MANUAL	300,000	C	5/27/1997			ALTER.

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
6/21/1999	MEAS+INSPCTD	600	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS+INSPCTD	606	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 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															

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	LINCRDGE	Total:	SpI Credit	Total:
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EXTERIOR INFORMATION

Table with exterior details: 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

Table with general info: Grade: B- - GOOD (-), Year Blt: 1979, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 3 - ELECTRIC, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: Yes, % Com Wal: 0, % Sprinkled: 0

Table with depreciation and calc summary: Phys Cond: GD - Good, 9.0%, Functional: %, Economic: %, Special: %, Override: %, Total: 9%, Basic \$ / SQ: 181.00, Size Adj.: 1.02542889, Const Adj.: 0.96899998, Adj \$ / SQ: 179.849, Other Features: 85463, Grade Factor: 1.20, Neighborhood Inf: 1.20000005, LUC Factor: 1.00, Adj Total: 787550, Depreciation: 70879, Depreciated Total: 716670

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

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

BATH FEATURES

Table with bath features: Full Bath: 3, Rating: EXCELLENT, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: GOOD

OTHER FEATURES

Table with other features: Kits: 1, Rating: EXCELLENT, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 6.983600140, Name: 4 - LINCOLN RIDG

DEPRECIATION

Table with depreciation details: Phys Cond: GD - Good, 9.0%, Functional: %, Economic: %, Special: %, Override: %, Total: 9%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 181.00, Size Adj.: 1.02542889, Const Adj.: 0.96899998, Adj \$ / SQ: 179.849, Other Features: 85463, Grade Factor: 1.20, Neighborhood Inf: 1.20000005, LUC Factor: 1.00, Adj Total: 787550, Depreciation: 70879, Depreciated Total: 716670

COMMENTS

6.9836% COMMON INTEREST D UNIT. WALKOUT. Per MLS re: 2005 sale---all updated in 90's.

RESIDENTIAL GRID

Table with 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: 6, BRs: 2, Baths: 3, HB

REMODELING

Table with remodeling: Exterior: , Interior: 1997, Additions: , Kitchen: 1997, Baths: , Plumbing: , Electric: , Heating: 1997, General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 6, 2, Totals, 1, 6, 2

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 685400.0000, Juris. Factor, Before Depr: 258.98, Special Features: 0, Val/Su Net: 205.89, Final Total: 716700, Val/Su SzAd: 361.60

PARCEL ID

Table with parcel ID: 158 4 0 6 60

SKETCH

UnSketched SubAreas: SFL: 664, FFL: 1318, BMT: 1303, WDK: 196,

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

