

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUCKLEY TR TIMOTHY C
Owner 2:	KEARNEY TR SUZANNE M
Owner 3:	KEARNEY - BUCKLEY REVOCABLE TR
Street 1:	41 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KEARNEY - SUZANNE M
Owner 2:	-
Street 1:	41 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 Infru	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	561,200	8,900	0.000		570,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 227.75						/Parcel: 227.75	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	576,700	8900	.		585,600	585,600	Year End Roll	9/26/2019
2019	102	FV	558,000	8900	.		566,900	566,900	Create Final value 2019	6/4/2019
2018	102	FV	558,000	8900	.		566,900	566,900	Year End Roll	9/28/2017
2017	102	FV	552,900	8900	.		561,800	561,800	Year End Roll	9/29/2016
2016	102	FV	552,900	8900	.		561,800	561,800	Year End Roll	1/14/2016
2015	102	FV	527,800	8900	.		536,700	536,700	Year End	10/2/2014
2014	102	FV	487,600	8900	.		496,500	496,500	Year End Roll	1/23/2014
2013	102	FV	459,700	8900	.		468,600	468,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KEARNEY,SUZANNE	65692-124		7/8/2015	CONVENIENC		1	No	No		
YOUNG CHARLES A	57549-362		9/30/2011		518000	No	No			
KLEM WALTER,	47185-588		3/26/2006		520000	No	No			
LAUTERBACH PETE	20065-221		9/8/1989		385000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/2015	6136	WINDOWS	31,021	C				Replace 12 windows
6/24/2013	5455	WINDOWS	5,800	C				install 2 skylight
4/6/2012	5013	RENOVATI	24,000	C	6/7/2012			install new tread

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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: 15 - CARPET, 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: Yes, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table with 12 columns: 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. Row 1: 04 CONDO-GAR, D, Y, 11, A, AV, 1979, 10,000.00, T, 11, 102, 8,900, 8,900

BATH FEATURES

Table with bath details: 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

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

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units:, Floor: 1 - 1ST FLOOR, % Own: 7.067599773, Name: 4 - LINCOLN RIDG

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 7.7%, Functional: %, Economic: %, Special: %, Override: %, Total: 7.7%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 165.00, Size Adj.: 1.02542889, Const Adj.: 0.95949996, Adj \$ / SQ: 162.343, Other Features: 50127, Grade Factor: 1.26, Neighborhood Inf: 1.09000003, LUC Factor: 1.00, Adj Total: 608062, Depreciation: 46821, Depreciated Total: 561241

COMMENTS

7.0676% COMMON INTEREST D UNIT

RESIDENTIAL GRID

Table with residential grid details: 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: 7, BRs: 3, Baths: 3, HB

REMODELING

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

RES BREAKDOWN

Table with resource breakdown: No Unit, RMS, BRS, FL. Totals: 1, 7, 3, 3

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. Totals: Net Sketched Area: 3,481, Total: 392,616, Size Ad: 1982, Gross Area: 3,481, FinArea: 2503

SUB AREA DETAIL

Table with sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Row 1: BMT, 100, RRM, 40, A, 0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

158 1 0 4 41