

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREEN ROBERT V
Owner 2:	GREEN THERESE T
Owner 3:	
Street 1:	62 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

PREVIOUS OWNER

Owner 1:	WALCH TR - MARSHA F
Owner 2:	WALCH TR - TIMOTHY R
Street 1:	62 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4908

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, 4 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

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	679,000		0.000		679,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		220.01	/Parcel:	220.01	Insp Date
						Land Unit Type:	04/11/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	697,700	0	.		697,700	697,700	Year End Roll	9/26/2019
2019	102	FV	675,200	0	.		675,200	675,200	Create Final value 2019	6/4/2019
2018	102	FV	675,200	0	.		675,200	675,200	Year End Roll	9/28/2017
2017	102	FV	669,100	0	.		669,100	669,100	Year End Roll	9/29/2016
2016	102	FV	660,400	0	.		660,400	660,400	Year End Roll	1/14/2016
2015	102	FV	630,400	0	.		630,400	630,400	Year End	10/2/2014
2014	102	FV	582,400	0	.		582,400	582,400	Year End Roll	1/23/2014
2013	102	FV	523,100	0	.		523,100	523,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALCH TR, MARSHA	66130-316		9/25/2015		690000	No	No			
Walch, Marsha	59974-146		9/11/2012	FAMILY	100	No	No			
MAYFIELD GLOVER	53773-414		11/2/2009		599000	No	No			
MAYFIELD GLOVER	42183-350		3/5/2004	CONVENIENC	10	No	No			
CHU, NELSON F.	26286-273		5/2/1996		490000	No	No			
KENNARD HENRIET	19650-376		2/15/1989		435000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2004	2964	MANUAL	3,000	C	4/30/2005			repair deck

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/30/2005	MEAS+INSPCTD	615	
3/20/2004	M&L COMPLETE	615	
5/15/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
12/14/1989	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 details: 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: 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

Table for Spec Features/Yard Items with 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

BATH FEATURES

Table with bath details: Full Bath: 4, 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: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo details: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 7.950600147, Name: 4 - LINCOLN RIDG

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 7.7%, Functional: D - DESIGN, -5.0%, Economic: %, Special: %, Override: %, Total: 3.09%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 165.00, Size Adj.: 0.98539829, Const Adj.: 0.96899998, Adj \$ / SQ: 157.550, Other Features: 45980, Grade Factor: 1.26, Neighborhood Inf: 1.09000003, LUC Factor: 1.00, Adj Total: 700616, Depreciation: 21649, Depreciated Total: 678967

COMMENTS

7.9506% COMMON INTEREST SUBSTANTIALLY REMODELED 1996E 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: 4, HB

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 7, 3, 2, Totals, 1, 7, 3

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 657000.0000, Juris. Factor, Val/Su Fin: 220.03, Special Features: 0, Val/Su Net: 152.21, Final Total: 679000, Val/Su SzAd: 300.44

SKETCH

UnSketched SubAreas: SFL: 870, FFL: 1390, BMT: 1377, WDK: 300, GAR: 524.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, FFL 1ST FLOOR 1,390 157.550 218,995, BMT BASEMENT 1,377 60.660 83,525, SFL 2ND FLOOR 870 157.550 137,069, GAR GARAGE 524 36.000 18,864, WDK WOOD DECK 300 19.000 5,700, Net Sketched Area: 4,461, Total: 464,153, Size Ad: 2260, Gross Area: 4461, FinArea: 3086

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc



Summary table with columns: More: N, Total Yard Items: , Total Special Features: , Total: