



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WURM KATHERINE C
Owner 2:	
Owner 3:	
Street 1:	19 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	QUINN TR - KATHARINE T
Owner 2:	-
Street 1:	19 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
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	521,300	8,900	0.000		530,200		0
							GIS Ref
							GIS Ref
							Insp Date
							04/11/12
Total Card	521,300	8,900	0.000		530,200	Entered Lot Size	
Total Parcel	521,300	8,900	0.000		530,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		200.91	/Parcel:	200.91	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	535,600	8900	.		544,500	544,500	Year End Roll	9/26/2019
2019	102	FV	512,400	8900	.		521,300	521,300	Create Final value 2019	6/4/2019
2018	102	FV	512,400	8900	.		521,300	521,300	Year End Roll	9/28/2017
2017	102	FV	507,800	8900	.		516,700	516,700	Year End Roll	9/29/2016
2016	102	FV	507,800	8900	.		516,700	516,700	Year End Roll	1/14/2016
2015	102	FV	484,700	8900	.		493,600	493,600	Year End	10/2/2014
2014	102	FV	447,800	8900	.		456,700	456,700	Year End Roll	1/23/2014
2013	102	FV	421,900	8900	.		430,800	430,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
QUINN TR,KATHAR	65469-188		6/2/2015		500000	No	No			
QUINN KATHARINE	58685-331		3/15/2012	FAMILY		1	No	No		
TICKNOR, H. MAL	24197-145		1/24/1994		259000	No	No			
HICHEY MARY ELL	15631-430		6/16/1984		182500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2017	6891	WDK	7,700	C	2/27/2018			Repair deck with n

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/18/2006	MEAS+INSPCTD	100	
3/20/2004	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

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 %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

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:	5.039199829
Name:	4 - LINCOLN RIDG

COMMENTS

5.0392% 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				
Totals	RM:s: 4	BR:s: 2	Baths: 2	HB

SKETCH

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

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	5 - LINO/VINYL 8%		
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

DEPRECIATION

Phys Cond:	GD - Good	7.7%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.7%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals	1	4	2

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.12434208
Const Adj.:	0.94923997
Adj \$ / SQ:	181.436
Other Features:	29624
Grade Factor:	1.26
Neighborhood Inf:	1.09000003
LUC Factor:	1.00
Adj Total:	564747
Depreciation:	43486
Depreciated Total:	521262

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	497900.0000
Juris. Factor:		Val/Su Fin:		197.54
Special Features:	0	Val/Su Net:		159.32
Final Total:	521300	Val/Su SzAd		342.96

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	1ST FLOOR	1,520	181.440	275,783	BMT	100	RRM	75	A	0
BMT	BASEMENT	1,492	67.470	100,667						
WDK	WOOD DECK	260	19.730	5,130						
Net Sketched Area:		3,272	Total:	381,580						
Size Ad	1520	Gross Area	3272	FinArea	2639					

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	11	102			8,900		8,900

PARCEL ID

175 6 0 5 19

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	8,900	Total Special Features:		Total:	8,900
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