



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LEVINE SHARLA F
Owner 2:	
Owner 3:	
Street 1:	20 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4927 Type:

**PREVIOUS OWNER**

Owner 1:	BEECHER TR - MYRNA J
Owner 2:	-
Street 1:	20 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4927

**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, 9 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 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	596,800	8,900	0.000		605,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 209.29						/Parcel: 209.29	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	600,500	8900	.		609,400	609,400	Year End Roll	9/26/2019
2019	102	FV	580,900	8900	.		589,800	589,800	Create Final value 2019	6/4/2019
2018	102	FV	580,900	8900	.		589,800	589,800	Year End Roll	9/28/2017
2017	102	FV	575,600	8900	.		584,500	584,500	Year End Roll	9/29/2016
2016	102	FV	575,600	8900	.		584,500	584,500	Year End Roll	1/14/2016
2015	102	FV	549,500	8900	.		558,400	558,400	Year End	10/2/2014
2014	102	FV	507,700	8900	.		516,600	516,600	Year End Roll	1/23/2014
2013	102	FV	478,500	8900	.		487,400	487,400	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEECHER TR,MYRN	69651-322		7/6/2017		599000	No	No			
BEECHER,MYRNA J	65983-272		8/27/2015	CONVENIENC	10	No	No			
CARL CHARLES W	23670-10		9/20/1993		332500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/5/2018	7187	BATH	30,400	C	3/7/2019			Remodel 1st floor
9/5/2018	7186	BATH	24,300	C	11/28/2018			Remodel 2nd floor
5/23/2018	7079	KITCHEN	105,000	C	11/28/2018			Remodel kitchen &

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	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:	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: Yes
% Com Wal:	0	% Sprinkled: 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	11	102			8,900			8,900
95	SAUNA	D	S	1	6x4	A	AV	1980	110.00	T	60	102			1,100			1,100

**GENERAL INFORMATION**

More:	N
Total Yard Items:	8,900
Total Special Features:	1,100
Total:	10,000

**BATH FEATURES**

Full Bath:	3	Rating:	GOOD
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:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	6.012700081	
Name:	4	- LINCOLN RIDG

**DEPRECIATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	165.00
Size Adj.:	1.02542889
Const Adj.:	0.96899998
Adj \$ / SQ:	163.951
Other Features:	53717
Grade Factor:	1.26
Neighborhood Inf:	1.09000003
LUC Factor:	1.00
Adj Total:	645413
Depreciation:	49697
Depreciated Total:	595717

**COMMENTS**

6.0127% COMMON INTEREST D 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:	9	BR:	3	Baths:	3	HB					

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	3	2
Totals			
1	9	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 564100.0000
Juris. Factor:		Val/Su Fin:	206.22	
Special Features:	1100	Val/Su Net:	171.44	
Final Total:	596800	Val/Su SzAd:	301.11	

**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	163.950	216,087	
BMT	BASEMENT	1,303	66.810	87,053	
SFL	2ND FLOOR	664	163.950	108,863	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		3,481	Total:	416,221	
Size Ad	1982	Gross Area	3481	FinArea	2894

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	70	A	0

**IMAGE**

AssessPro Patriot Properties, Inc

**PARCEL ID**

175 6 0 6 20