



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WOLF ROBERT G
Owner 2:	WOLF BRYCE M
Owner 3:	
Street 1:	52 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	Joannidis - Constantine
Owner 2:	Joannidis - Susanna V C
Street 1:	52 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 CONDO-TNHS Building built about 1979, having primarily CLAPBOARD Exterior and 2673 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z		water	A			SEPTIC
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo				
s		Street	1			PAVED
t		Gas:	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.	0.00	LR	1.00															

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	919,400			919,400
Total Card		0.000	919,400		919,400
Total Parcel		0.000	919,400		919,400
Source:		Market Adj Cost	Total Value per SQ unit /Card: 343.95		/Parcel: 343.95

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	823,000	0	.		823,000		Year End Roll	12/2/2024
2024	102	FV	746,400	0	.		746,400		Year end	11/9/2023
2023	102	FV	772,500	0	.		772,500	772,500	Year end	11/3/2022
2022	102	FV	717,200	0	.		717,200	717,200	Year End Roll	10/19/2021
2021	102	FV	707,600	0	.		707,600	707,600	Year End Roll	10/15/2020
2020	102	FV	727,100	0	.		727,100	727,100	Year End Roll	9/26/2019
2019	102	FV	704,500	0	.		704,500	704,500	Create Final va	6/4/2019
2018	102	FV	704,500	0	.		704,500	704,500	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Joannidis,Const	60029-589		9/18/2012		795,000	No	No		
PIKE BERTRAM N,	50046-82		8/31/2007		705,000	No	No		
MITCHELL, W. RA	25531-194		7/31/1995		450,000	No	No		
BOHLEN JACK	19390-190		10/6/1988		456,250	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2023	R-23-0122	MANUAL	4,225	C				Existing front enr
7/18/2018	7135	MANUAL	3,153	C				Install insulation
6/2/2016	6454	WINDOWS	11,049	C				Replace 3 windows
9/28/2007	3780	RENOVATI	100,000	C	5/26/2009			5 skylights;reno 2

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/26/2009	PERMIT VISIT	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/3/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

