



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CLIMO TR LAWRENCE H
Owner 2:	CLIMO TR DIANE S
Owner 3:	CLIMO NOMINEE TRUST
Street 1:	17 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	CLIMO TR - LAWRENCE H
Owner 2:	CLIMO TR - DIANE S
Street 1:	17 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 CONDO-GRDN Building built about 1979, having primarily CLAPBOARD Exterior and 2083 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 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	766,800	9,300		776,100
Total Card	0.000	766,800	9,300		776,100
Total Parcel	0.000	766,800	9,300		776,100
Source:	Market Adj Cost	Total Value per SQ unit /Card: 372.55		/Parcel: 372.55	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	684,800	8700	.		693,500		Year End Roll	12/2/2024
2024	102	FV	620,100	8700	.		628,800		Year end	11/9/2023
2023	102	FV	594,300	8700	.		603,000	603,000	Year end	11/3/2022
2022	102	FV	558,000	8900	.		566,900	566,900	Year End Roll	10/19/2021
2021	102	FV	550,600	8900	.		559,500	559,500	Year End Roll	10/15/2020
2020	102	FV	565,700	8900	.		574,600	574,600	Year End Roll	9/26/2019
2019	102	FV	541,500	8900	.		550,400	550,400	Create Final va	6/4/2019
2018	102	FV	541,500	8900	.		550,400	550,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLIMO TR,LAWREN	71688-353		9/28/2018	CONVENIENC	99	No	No		
HEALEY,ANNE MAR	68530-574		12/5/2016		559,000	No	No		
WARREN DUNCAN O	31104-143		1/26/2000		420,000	No	No		
WARREN DUNCAN/H	19172-78		7/5/1988	CONVENIENC		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2022	R-22-0165	WDK	20,000	C	8/4/2022			Remove & replace d
12/28/2021	R-21-0288	WINDOWS	1,200	C	3/21/2022			Install egress win
11/14/2018	7253	MANUAL	4,515	C	4/13/2020			Install blown in c
11/17/2017	6662	RENOVATI	45,000	C	5/4/2017			Remodel a bedroom

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
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+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

