



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EMANUEL LINDA L
Owner 2:	
Owner 3:	
Street 1:	18 OLD CAMBRIDGE TURNPIKE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RUBIN - JOAN K
Owner 2:	BAILINE - BARBARA N
Street 1:	22 BIRCHWOOD LANE UNIT 22
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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 1520 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 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	677,700	9,300		687,000
Total Card 0.000 677,700 9,300 687,000					
Total Parcel 0.000 677,700 9,300 687,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 451.97		/Parcel: 451.97	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	604,700	8700	.		613,400		Year End Roll	12/2/2024
2024	102	FV	547,400	8700	.		556,100		Year end	11/9/2023
2023	102	FV	524,600	8700	.		533,300	533,300	Year end	11/3/2022
2022	102	FV	492,000	8900	.		500,900	500,900	Year End Roll	10/19/2021
2021	102	FV	485,400	8900	.		494,300	494,300	Year End Roll	10/15/2020
2020	102	FV	498,800	8900	.		507,700	507,700	Year End Roll	9/26/2019
2019	102	FV	477,200	8900	.		486,100	486,100	Create Final va	6/4/2019
2018	102	FV	477,200	8900	.		486,100	486,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUBIN,JOAN K	72040-318		12/20/2018		509,000	No	No		
RESNICK,CHARLES	64797-562		1/15/2015		465,000	No	No		
GRABILL MARTHA	51990-182		12/18/2008		464,000	No	No		
	15641-493		6/22/1984		172,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2015	6277	WINDOWS	22,491	C				Replace 2 windows

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
5/5/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	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

