

175

6

0

1

3

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 828,100 / 828,100
USE VALUE: 828,100 / 828,100
ASSESSed: 828,100 / 828,100



Patriot Properties Inc.

USER DEFINED

Table with columns for Prior Id # 1, 2, 3 and ASR Map, Fact Dist, Reval Dist, Year, Land Reason, Bld Reason, Civil District, Ratio.

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Value: 3, BIRCHWOOD LN, LINCOLN

OWNERSHIP

Table with columns: Owner 1, 2, 3; Street 1, 2; TwN/City; St/Prov; Postal. Values include AMOA KWAKU, DOUKOURE-AMOA ADJA M, 3 BIRCHWOOD LN, LINCOLN, MA, 01773-4907

PREVIOUS OWNER

Table with columns: Owner 1, 2; Street 1; TwN/City; St/Prov; Postal. Values include NAGY - JOHN, 3 BIRCHWOOD LN, LINCOLN, MA, 01773-4907

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 3024 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Values include Z, water, Sewer, n, Electri, Exmpt, Flood Haz, D, s, t, Street, Gas, PAVED, MEDIUM

LAND SECTION (First 7 lines only)

Table with columns: 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. Value: 102 CONDO, 0, SQUARE FEPRIME SITE

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Values include 102, 0.000, 818,800, 9,300, 828,100

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Values include 2025, 102, FV, 730,500, 8700, 739,200, Year End Roll, 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Values include NAGY,JOHN, 67919-527, 8/30/2016, 600,000

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Values include 2/21/2023, R-23-0038, MANUAL, 15,000, O, Wood frame 2 walls

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Values include 12/9/2021, INSPECTED, 5, TB

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 CONDO Prime NB Desc LINCRRDGE Total: Spl Credit Total:

