



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
10		SILVER BIRCH LN, LINCOLN

**OWNERSHIP**

Owner 1:	WHITTAKER BENJAMIN C
Owner 2:	
Owner 3:	
Street 1:	10 SILVER BIRCH LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1507 Type:

**PREVIOUS OWNER**

Owner 1:	SVOLOS - GEORGE
Owner 2:	SVOLOS - MARY PAPPAS
Street 1:	10 SILVER BIRCH LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1507

**NARRATIVE DESCRIPTION**

This Parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		74052		SQUARE FE	PRIME SITE		0	6.78	1.056	R3									530,302						530,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	439,600	500	1.700	530,300	970,400
Total Card	439,600	500	1.700	530,300	970,400
Total Parcel	439,600	500	1.700	530,300	970,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		207.53	/Parcel: 207.53

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	09/29/09

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	439,600	500	1.7	530,300	970,400	970,400	Year End Roll	9/28/2017
2017	101	FV	431,500	500	1.7	500,600	932,600	932,600	Year End Roll	9/29/2016
2016	101	FV	456,000	500	1.7	485,700	942,200	942,200	Year End Roll	1/14/2016
2015	101	FV	442,600	500	1.7	449,700	892,800	892,800	Year End	10/2/2014
2014	101	FV	406,700	500	1.7	402,800	810,000	810,000	Year End Roll	1/23/2014
2013	101	FV	397,700	500	1.7	391,100	789,300	789,300	Year End Roll	10/25/2012
2012	101	FV	397,700	500	1.7	273,100	671,300	671,300	Year End	1/26/2012
2011	101	FV	406,700	500	1.7	276,500	683,700	683,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SVOLOS,GEORGE	66112-138		9/22/2015		945000	No	No			
SVOLOS, GEORGE	25384-135		6/1/1995	CONVENIENC	0	No	No			
RUSSELL MARY-EL	24021-283		12/10/1993		345000	No	No			
RUSSELL, JOHN P	14779-51		11/4/1982	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/1/2017	6930	SOLAR PA	56,401	C				Install solar pane
9/26/2017	6867	SHEET MT	26,000	O				Sheet metal work t
9/26/2017	6866	SHEET MT	15,000	O				Sheet metal work t
9/18/2017	6854	SOLAR PA	12,934	C	12/13/2017			Install solar pane
8/28/2017	6831	MANUAL	42,528	C				Insulate the attic
7/31/2017	6810	ROOF	38,012	C				Strip & re-roof dw
6/30/2014	5808	ROOF	8,500	C				Replace roofing on
2/14/2003	2642	MANUAL	85,000	C	6/21/2003			extend kitchen, de

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/1/2016	SALES INSP	618	G BOURGAULT
9/29/2009	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS+INSPCTD	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI
2/15/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

