

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MARSDEN PETER V
Owner 2:	MARSDEN MARY E
Owner 3:	
Street 1:	9 SILVER BIRCH LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1501 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.06 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		46173		SQUARE FE	PRIME SITE		0	6.78	1.513	R3									473,596						473,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	201,800	8,300	1.060	473,600	683,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 306.32						/Parcel: 306.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	201,800	8300	1.06	473,600	683,700	683,700	Year End Roll	9/28/2017
2017	101	FV	199,600	8300	1.06	447,100	655,000	655,000	Year End Roll	9/29/2016
2016	101	FV	197,400	8300	1.06	433,800	639,500	639,500	Year End Roll	1/14/2016
2015	101	FV	193,100	8300	1.06	401,600	603,000	603,000	Year End	10/2/2014
2014	101	FV	184,400	8300	1.06	359,700	552,400	552,400	Year End Roll	1/23/2014
2013	101	FV	180,000	8300	1.06	349,300	537,600	537,600	Year End Roll	10/25/2012
2012	101	FV	148,300	10500	1.06	279,400	438,200	438,200	Year End	1/26/2012
2011	101	FV	153,400	10500	1.06	282,900	446,800	446,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JAMES W. MAR	18488-224		8/25/1987		394000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	D VELUTTI
2/15/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

