



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BALTAY MICHAEL M
Owner 2:	BALTAY MICHELLE M
Owner 3:	
Street 1:	14 SILVER BIRCH LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1507 Type:

PREVIOUS OWNER

Owner 1:	KLANDRUD SUE ANN LACHANCE -
Owner 2:	-
Street 1:	14 SILVER BIRCH LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1507

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.143		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,290						4,300	
101	ONE FAM		0.52		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									3,120						3,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	422,800	4,000	2.500	549,800	976,600	462
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 247.10						/Parcel: 247.10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	422,800	4000	2.5	549,800	976,600	976,600	Year End Roll	9/28/2017
2017	101	FV	418,900	6900	2.5	519,400	945,200	945,200	Year End Roll	9/29/2016
2016	101	FV	415,100	6900	2.5	504,200	926,200	926,200	Year End Roll	1/14/2016
2015	101	FV	407,400	6900	2.5	467,400	881,700	881,700	Year End	10/2/2014
2014	101	FV	392,000	6900	2.5	419,400	818,300	818,300	Year End Roll	1/23/2014
2013	101	FV	384,300	6900	2.5	407,400	798,600	798,600	Year End Roll	10/25/2012
2012	101	FV	384,300	6900	2.5	447,400	838,600	838,600	Year End	1/26/2012
2011	101	FV	395,900	6900	2.5	454,600	857,400	857,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KLANDRUD SUE AN	33238-530		7/12/2001		656500	No	No			
LITTE RUDOLPH T	23374-417		6/30/1993		285000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/3/2005	3251	ADDITION	100,000	C	5/29/2008			2 story gar w/mud
5/25/2005	3186	RENO-ADD	75,000	C	6/13/2006			gable roof on gara
1/30/1998	1339	RENOVATI	18,000	C	6/20/1998			install new doors

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2016	MEAS/EXT INS	4	JG
5/29/2008	PERMIT VISIT	100	B MORGAN
5/23/2007	MEAS+INSPCTD	100	B MORGAN
6/13/2006	MEAS+INSPCTD	615	D VELUTTI
6/20/1998	MEAS+INSPCTD	602	D TUCKER
2/13/1996	MEAS/EXT INS	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA
6/14/1994	FIELDREV CHG	600	PA
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

