



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GWINNER TR SUZANNE C		
Owner 2:			
Owner 3:	SUZANNE C GWINNER 2013 REVO TR		
Street 1:	31 BIRCHWOOD LN		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-4907		Type:

**PREVIOUS OWNER**

Owner 1:	STORELLA - ROBERT J		
Owner 2:	STORELLA - ELAINE A		
Street 1:	31 BIRCHWOOD LN		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-4907		

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				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 Infru	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.	0.000	LR	1.00															

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	609,600	8,900	0.000		618,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 209.58						/Parcel: 209.58	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	609,600	8900	.		618,500	618,500	Year End Roll	9/28/2017
2017	102	FV	604,100	8900	.		613,000	613,000	Year End Roll	9/29/2016
2016	102	FV	604,100	8900	.		613,000	613,000	Year End Roll	1/14/2016
2015	102	FV	576,600	8900	.		585,500	585,500	Year End	10/2/2014
2014	102	FV	511,100	8900	.		520,000	520,000	Year End Roll	1/23/2014
2013	102	FV	481,700	8900	.		490,600	490,600	Year End Roll	10/25/2012
2012	102	FV	478,600	8900	.		487,500	487,500	Year End	1/26/2012
2011	102	FV	518,200	8900	.		527,100	527,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STORELLA,ROBERT	63085-86		12/19/2013		670000	No	No			
MCNAMARA JOHN,	37456-198		12/23/2002		545000	No	No			
OGDEN DAVID/JUD	23300-413		6/14/1993		255000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/20/2016	6508	MANUAL	10,700	C				Repair deck same s
6/24/2015	6126	RENOVATI	9,000	C				Remodel first floo
3/26/2014	5691	RENOVATI	21,000	C	5/27/2015			Remodel the kitch
3/26/2014	5690	W/S FLUE		C				Install a wood bur

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	D VELUTTI
5/30/1997	MEAS+INSPCTD	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
7/12/1995	INSPECTED	600	PA
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

