



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUCKLEY TR TIMOTHY C
Owner 2:	KEARNEY TR SUZANNE M
Owner 3:	KEARNEY - BUCKLEY REVOCABLE TR
Street 1:	41 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KEARNEY - SUZANNE M
Owner 2:	-
Street 1:	41 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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				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	558,000	8,900	0.000		566,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 226.47						/Parcel: 226.47	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	558,000	8900	.		566,900	566,900	Year End Roll	9/28/2017
2017	102	FV	552,900	8900	.		561,800	561,800	Year End Roll	9/29/2016
2016	102	FV	552,900	8900	.		561,800	561,800	Year End Roll	1/14/2016
2015	102	FV	527,800	8900	.		536,700	536,700	Year End	10/2/2014
2014	102	FV	487,600	8900	.		496,500	496,500	Year End Roll	1/23/2014
2013	102	FV	459,700	8900	.		468,600	468,600	Year End Roll	10/25/2012
2012	102	FV	438,400	8900	.		447,300	447,300	Year End	1/26/2012
2011	102	FV	469,600	8900	.		478,500	478,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KEARNEY,SUZANNE	65692-124		7/8/2015	CONVENIENC		1	No	No		
YOUNG CHARLES A	57549-362		9/30/2011		518000	No	No			
KLEM WALTER,	47185-588		3/26/2006		520000	No	No			
LAUTERBACH PETE	20065-221		9/8/1989		385000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/2015	6136	WINDOWS	31,021	C				Replace 12 windows
6/24/2013	5455	WINDOWS	5,800	C				install 2 skylight
4/6/2012	5013	RENOVATI	24,000	C	6/7/2012			install new tread

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

