



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COLE ADDISON D
Owner 2:	COLE ANNE B
Owner 3:	
Street 1:	43 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

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

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, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Infl	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	544,300	8,900	0.000		553,200		
Total Card	544,300	8,900	0.000		553,200	Entered Lot Size	
Total Parcel	544,300	8,900	0.000		553,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	215.72	/Parcel:	215.72	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	536,000	8900	.		544,900	544,900	Year End Roll	9/28/2017
2017	102	FV	531,200	8900	.		540,100	540,100	Year End Roll	9/29/2016
2016	102	FV	531,200	8900	.		540,100	540,100	Year End Roll	1/14/2016
2015	102	FV	507,000	8900	.		515,900	515,900	Year End	10/2/2014
2014	102	FV	468,400	8900	.		477,300	477,300	Year End Roll	1/23/2014
2013	102	FV	441,800	8900	.		450,700	450,700	Year End Roll	10/25/2012
2012	102	FV	441,800	8900	.		450,700	450,700	Year End	1/26/2012
2011	102	FV	478,000	8900	.		486,900	486,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHUAN MARIAN	15957-206		1/4/1985		237000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/24/2017	6725	RENOVATI	20,000	C	1/30/2018			Remodel the bathro
11/13/1992	170	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	D VELUTTI
5/19/1999	MEAS+INSPCTD	605	BOA
5/27/1997	MEAS/EXT INS	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
12/14/1993	PERMIT VISIT	600	PA
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

