

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HORNE BENJAMIN
Owner 2:	HORNE JEAN Y
Owner 3:	
Street 1:	45 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	Strouse - Frank L
Owner 2:	-
Street 1:	45 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-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 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	662,700	8,900	0.000		671,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 202.50						/Parcel: 202.50	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	662,700	8900	.		671,600	671,600	Year End Roll	9/28/2017
2017	102	FV	656,700	8900	.		665,600	665,600	Year End Roll	9/29/2016
2016	102	FV	656,700	8900	.		665,600	665,600	Year End Roll	1/14/2016
2015	102	FV	626,900	8900	.		635,800	635,800	Year End	10/2/2014
2014	102	FV	579,100	8900	.		588,000	588,000	Year End Roll	1/23/2014
2013	102	FV	491,100	8900	.		500,000	500,000	Year End Roll	10/25/2012
2012	102	FV	498,600	8900	.		507,500	507,500	Year End	1/26/2012
2011	102	FV	534,000	8900	.		542,900	542,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Strouse, Frank L	60753-245		12/17/2012		675000	No	No			
DOWNS, ELAINE R	26446-529		6/28/1996	PART INTERES	205000	No	No			
DOWNS, GERALD E	26446-526		6/28/1996	PART INTERES	205000	No	No			
DOWNS ELAINE R	21601-492		12/13/1991	FAMILY	0	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
6/24/2010		103	MARK HARRELL
6/24/2010	INSPECTED	1	H M SCHEID
5/27/1997	MEAS/EXT INS	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

