



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAMON PRISCILLA A
Owner 2:	
Owner 3:	
Street 1:	54 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RYAN MARJORIE HINES TR -
Owner 2:	LORING WOLCOTT & COOLIDGE -
Street 1:	230 CONGRESS ST
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02110-2437

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, 8 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:				Topo		
D				Street	1	PAVED
s				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	513,200	8,900	0.000		522,100		0
							GIS Ref
							GIS Ref
							Insp Date
							04/11/12
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 220.03						/Parcel: 220.03	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	513,200	8900	.		522,100	522,100	Year End Roll	9/28/2017
2017	102	FV	508,600	8900	.		517,500	517,500	Year End Roll	9/29/2016
2016	102	FV	508,600	8900	.		517,500	517,500	Year End Roll	1/14/2016
2015	102	FV	485,500	8900	.		494,400	494,400	Year End	10/2/2014
2014	102	FV	448,500	8900	.		457,400	457,400	Year End Roll	1/23/2014
2013	102	FV	422,500	8900	.		431,400	431,400	Year End Roll	10/25/2012
2012	102	FV	451,200	8900	.		460,100	460,100	Year End	1/26/2012
2011	102	FV	483,400	8900	.		492,300	492,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RYAN MARJORIE H	56818-20		5/4/2011		450000	No	No			
	13907-504		2/22/1980		148000	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
3/27/2004	M&L COMPLETE	615	D VELUTTI
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

