



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MELTZER JOAN P
Owner 2:	MELTZER JAY H
Owner 3:	
Street 1:	58 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

**PREVIOUS OWNER**

Owner 1:	PIKE JOAN L -
Owner 2:	-
Street 1:	58 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4908

**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, 1 HalfBaths, 0 3/4 Baths, 8 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 Influ	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
102	520,700	8,900	0.000		529,600	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 205.75						/Parcel: 205.75

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	520,700	8900	.		529,600	529,600	Year End Roll	9/28/2017
2017	102	FV	516,000	8900	.		524,900	524,900	Year End Roll	9/29/2016
2016	102	FV	516,000	8900	.		524,900	524,900	Year End Roll	1/14/2016
2015	102	FV	492,600	8900	.		501,500	501,500	Year End	10/2/2014
2014	102	FV	455,000	8900	.		463,900	463,900	Year End Roll	1/23/2014
2013	102	FV	428,900	8900	.		437,800	437,800	Year End Roll	10/25/2012
2012	102	FV	428,900	8900	.		437,800	437,800	Year End	1/26/2012
2011	102	FV	459,300	8900	.		468,200	468,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIKE JOAN L,	48001-458		8/17/2006	FAMILY	100	No	No			
FLORES HUGO A,	47012 -279		2/24/2006	FAMILY	0	No	No			
FOGG STEPHEN K	28656-177		6/1/1998		380000	No	No			
HENDRICK JAMES	19817-461		5/15/1989		330000	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
3/20/2004	ENTRY DENIED	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

