



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BEAL JR THOMAS P
Owner 2:	BEAL BARBARA B
Owner 3:	
Street 1:	66 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BEAL THOMAS P JR -
Owner 2:	BEAL BARBARA B -
Street 1:	66 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

**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
102	605,800	8,900	0.000		614,700	1958
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 198.75						/Parcel: 198.75

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	605,800	8900	.		614,700	614,700	Year End Roll	9/28/2017
2017	102	FV	600,300	8900	.		609,200	609,200	Year End Roll	9/29/2016
2016	102	FV	600,300	8900	.		609,200	609,200	Year End Roll	1/14/2016
2015	102	FV	573,000	8900	.		581,900	581,900	Year End	10/2/2014
2014	102	FV	529,400	8900	.		538,300	538,300	Year End Roll	1/23/2014
2013	102	FV	498,600	8900	.		507,500	507,500	Year End Roll	10/25/2012
2012	102	FV	546,000	8900	.		554,900	554,900	Year End	1/26/2012
2011	102	FV	585,100	8900	.		594,000	594,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEAL THOMAS P J	29961-559		3/3/1999	CONVENIENC		1	No	No		
CHAIKEN, JAN M.	27179-471		4/2/1997	CHD>SALE	385000	No	No			
KAUPE WALTER	16288-253		7/15/1985		282000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2009	4285	WDK	7,500	C				remove rotted deck

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	D VELUTTI
5/27/1997	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

