



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PERERA JOAN HULME
Owner 2:	
Owner 3:	
Street 1:	13 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	MOORE JAMES W -
Owner 2:	MOORE ELIZABETH H -
Street 1:	13 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, 1 HalfBaths, 0 3/4 Baths, 6 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 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	689,800		0.000		689,800	1971	0
							GIS Ref
							GIS Ref
							Insp Date
							04/11/12
							Parcel ID
							175 6 0 3 13
Total Card	689,800		0.000		689,800	Entered Lot Size	
Total Parcel	689,800		0.000		689,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 209.49			/Parcel: 209.49	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	689,800	0	.		689,800	689,800	Year End Roll	9/28/2017
2017	102	FV	683,600	0	.		683,600	683,600	Year End Roll	9/29/2016
2016	102	FV	683,600	0	.		683,600	683,600	Year End Roll	1/14/2016
2015	102	FV	652,500	0	.		652,500	652,500	Year End	10/2/2014
2014	102	FV	602,800	0	.		602,800	602,800	Year End Roll	1/23/2014
2013	102	FV	541,900	0	.		541,900	541,900	Year End Roll	10/25/2012
2012	102	FV	515,100	0	.		515,100	515,100	Year End	1/26/2012
2011	102	FV	551,500	0	.		551,500	551,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOORE JAMES W,	57271-1		8/9/2011	CHD>SALE	645000	No	No			
WOO WAY DONG,	31619-293		7/18/2000		560000	No	No			
	13720-517		6/22/1979		135500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/15/2013	5474	WINDOWS	8,132	C				replace 3 win and
2/21/2012	4982	RENOVATI	21,000	C				Replace existing c
10/4/2011	4875	RENOVATI	19,000	C				REMODEL MASTER BTH

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+INSPCTD	600	PA
5/2/1996	MEAS+INSPCTD	606	J SMITH
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

