



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	RYACHOVSKY DMITRY
Owner 2:	
Owner 3:	
Street 1:	18 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KING III - CHARLES
Owner 2:	-
Street 1:	18 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:						
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	User Acct
102	566,500	9,200	0.000		575,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 218.61						/Parcel: 218.61	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	566,500	9200	.		575,700	575,700	Year End Roll	9/28/2017
2017	102	FV	561,400	9200	.		570,600	570,600	Year End Roll	9/29/2016
2016	102	FV	561,400	9200	.		570,600	570,600	Year End Roll	1/14/2016
2015	102	FV	535,900	9200	.		545,100	545,100	Year End	10/2/2014
2014	102	FV	495,100	9200	.		504,300	504,300	Year End Roll	1/23/2014
2013	102	FV	466,800	9200	.		476,000	476,000	Year End Roll	10/25/2012
2012	102	FV	466,800	9200	.		476,000	476,000	Year End	1/26/2012
2011	102	FV	499,800	9200	.		509,000	509,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KING III, CHARLE	69797-579		8/11/2017		637000	No	No			
LANDIS MIMI TR,	45518-464		6/30/2005		705000	No	No			
FRASER JOANNE,	37350-491		12/12/2002		569000	No	No			
CLARK SANDRA B	23269-509		6/4/1993		310000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/6/2008	4016	WDK	10,000	C	7/19/2010			remove & replace d
6/26/2004	2966	RENOVATI	59,500	C	4/30/2005			2 bathrooms

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
4/30/2005	MEAS+INSPCTD	615	D VELUTTI
3/13/2004	M&L COMPLETE	615	D VELUTTI
5/27/1997	MEAS/EXT INS	600	PA
5/2/1996	MEAS+INSPCTD	606	J SMITH
7/12/1995	MEAS/EXT INS	600	PA
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	98 115 18
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PRINT**

Date	Time
10/03/18	04:16:25

**LAST REV**

Date	Time
09/12/17	11:09:22

blakeley  
2594

