



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WURM KATHERINE C
Owner 2:	
Owner 3:	
Street 1:	19 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	QUINN TR - KATHARINE T
Owner 2:	-
Street 1:	19 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-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 4 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:				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 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	User Acct
102	512,400	8,900	0.000		521,300		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 197.54						/Parcel: 197.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	512,400	8900	.		521,300	521,300	Year End Roll	9/28/2017
2017	102	FV	507,800	8900	.		516,700	516,700	Year End Roll	9/29/2016
2016	102	FV	507,800	8900	.		516,700	516,700	Year End Roll	1/14/2016
2015	102	FV	484,700	8900	.		493,600	493,600	Year End	10/2/2014
2014	102	FV	447,800	8900	.		456,700	456,700	Year End Roll	1/23/2014
2013	102	FV	421,900	8900	.		430,800	430,800	Year End Roll	10/25/2012
2012	102	FV	421,900	8900	.		430,800	430,800	Year End	1/26/2012
2011	102	FV	457,000	8900	.		465,900	465,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
QUINN TR,KATHAR	65469-188		6/2/2015		500000	No	No			
QUINN KATHARINE	58685-331		3/15/2012	FAMILY		1	No	No		
TICKNOR, H. MAL	24197-145		1/24/1994		259000	No	No			
HICHEY MARY ELL	15631-430		6/16/1984		182500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2017	6891	WDK	7,700	C	2/27/2018			Repair deck with n

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/18/2006	MEAS+INSPCTD	100	B MORGAN
3/20/2004	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

