

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WINCHELL GUILBERT S
Owner 2:	WINCHELL AMY JANE
Owner 3:	
Street 1:	80 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.3 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1960, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									43,890						43,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	164,100	12,700	3.300	840,700	1,017,500
Total Card	164,100	12,700	3.300	840,700	1,017,500
Total Parcel	164,100	12,700	3.300	840,700	1,017,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		410.32	/Parcel: 410.32

Legal Description	User Acct
Entered Lot Size	
Total Land:	
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	101	FV	164,100	12700	3.3	840,700	1,017,500	1,017,500	Year End Roll	9/28/2017
2017	101	FV	185,600	12700	3.3	840,700	1,039,000	1,039,000	Year End Roll	9/29/2016
2016	101	FV	182,000	12700	3.3	788,700	983,400	983,400	Year End Roll	1/14/2016
2015	101	FV	174,600	12700	3.3	733,500	920,800	920,800	Year End	10/2/2014
2014	101	FV	172,700	12700	3.3	723,900	909,300	909,300	Year End Roll	1/23/2014
2013	101	FV	169,000	12700	3.36	705,700	887,400	887,400	Year End Roll	10/25/2012
2012	101	FV	169,000	12700	3.36	747,700	929,400	929,400	Year End	1/26/2012
2011	101	FV	174,600	12700	3.36	771,600	958,900	958,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	8209-193		2/19/1954			0	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
6/23/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L EXTERIOR	615	D VELUTTI
5/21/1996	MEAS+INSPCTD	606	J SMITH
4/20/1996	MEAS/EXT INS	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	99 3 0
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	04:29:50

LAST REV

Date	Time
05/31/17	13:16:02

apro 2618

