



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN RIDGE CONDO
Owner 2:	
Owner 3:	
Street 1:	1 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN RIDGE CONDO -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 7.633 ACRES of land mainly classified as CONDO CONDO

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
998	CONDO		5.796		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									173,880						173,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
998			7.633	716,300	716,300	MASTER CONDO RECORD PHASE I
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A		/Parcel: N/A	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	998	FV		0	7.633	716,300	716,300	716,300	Year End Roll	9/28/2017
2017	998	FV		0	7.633	685,900	685,900	685,900	Year End Roll	9/29/2016
2016	998	FV		0	7.633	670,700	670,700	670,700	Year End Roll	1/14/2016
2015	998	FV		0	7.633	633,900	633,900	633,900	Year End	10/2/2014
2014	998	FV		0	7.633	585,900	585,900	585,900	Year End Roll	1/23/2014
2013	998	FV		0	7.673	575,100	575,100	575,100	Year End Roll	10/25/2012
2012	998	FV		0	7.673	175,100	175,100	175,100	Year End	1/26/2012
2011	998	FV		0	7.673				Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN RIDGE C	13706-083		6/4/1979			No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	7.63255	Total SF/SM:	332473.88	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	716,280	SpI Credit		Total:	716,300
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