



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		TWIN POND LN, LINCOLN

OWNERSHIP

Owner 1:	SALON-BIRCHBY JENA
Owner 2:	BIRCHBY JEFFREY C
Owner 3:	
Street 1:	4 TWIN POND LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773
	Own Occ: Type:

PREVIOUS OWNER

Owner 1:	Salon-Birchby - Jena
Owner 2:	Birchby - Jeffrey C
Street 1:	4 Twin Pond Lane
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.679 ACRES of land mainly classified as LAND

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	11.19	1.000	R6									895,200						895,200	
130	LAND		0.303		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									9,090						9,100	
130	LAND		1.539		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									9,234						9,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			3.679	913,500	913,500		
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	130	FV		0	3.679	913,500	913,500	913,500	Year End Roll	9/28/2017
2017	130	FV		0	3.679	913,500	913,500	913,500	Year End Roll	9/29/2016
2016	130	FV		0	3.679	887,100	887,100	887,100	Year End Roll	1/14/2016
2015	130	FV		0	3.679	823,100	823,100	823,100	Year End	10/2/2014
2014	130	FV		0	3.679	810,300	810,300	810,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Abrams George S	57115-360		7/8/2011	MULTI-PARCEL	2100000	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 ___/___/___

