



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BAYLIES WINTHROP A
Owner 2:	BAYLIES MARY JANE
Owner 3:	
Street 1:	60 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	POYDAR HENRY R TR -
Owner 2:	POYDAR NANCY G TR -
Street 1:	60 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 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:						
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 Infru	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
102	659,700	8,900	0.000		668,600	3022
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 221.07						/Parcel: 221.07

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	04/11/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	638,900	8900	.		647,800	647,800	Create Final value 2019	6/4/2019
2018	102	FV	638,900	8900	.		647,800	647,800	Year End Roll	9/28/2017
2017	102	FV	633,200	8900	.		642,100	642,100	Year End Roll	9/29/2016
2016	102	FV	633,200	8900	.		642,100	642,100	Year End Roll	1/14/2016
2015	102	FV	604,400	8900	.		613,300	613,300	Year End	10/2/2014
2014	102	FV	558,400	8900	.		567,300	567,300	Year End Roll	1/23/2014
2013	102	FV	527,400	8900	.		536,300	536,300	Year End Roll	10/25/2012
2012	102	FV	527,400	8900	.		536,300	536,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POYDAR HENRY R	44692-556		2/25/2005		779000	No	No			
WALKER JOHN F,	43174-1		6/29/2004		704100	No	No			
FORTUNATO JOAN	34172-24		11/29/2001		600000	No	No			
LEIGHTON DEBORA	28475-598		4/22/1998		455000	No	No			
DAVIES CLAIRE	23669-69		9/20/1993		295000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/26/2009	4216	WDK	10,000	C	7/15/2009			replace deck
5/27/1997	416	MANUAL	300,000	C	5/27/1997			ALTER.

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
6/21/1999	MEAS+INSPCTD	600	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

