

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	POYDAR HENRY R
Owner 2:	POYDAR NANCY G
Owner 3:	
Street 1:	76 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LIVENS - MARY ANN HARRIS
Owner 2:	-
Street 1:	PO BOX 192
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0192

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 3 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 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	589,100	8,900	0.000		598,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 244.88						/Parcel: 244.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	569,700	8900	.		578,600	578,600	Create Final value 2019	6/4/2019
2018	102	FV	569,700	8900	.		578,600	578,600	Year End Roll	9/28/2017
2017	102	FV	564,600	8900	.		573,500	573,500	Year End Roll	9/29/2016
2016	102	FV	564,600	8900	.		573,500	573,500	Year End Roll	1/14/2016
2015	102	FV	535,100	8900	.		544,000	544,000	Year End	10/2/2014
2014	102	FV	494,300	8900	.		503,200	503,200	Year End Roll	1/23/2014
2013	102	FV	465,700	8900	.		474,600	474,600	Year End Roll	10/25/2012
2012	102	FV	466,700	8900	.		475,600	475,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIVENS, MARY ANN	64601-50		12/3/2014		605000	No	No			
NEWBURGER BABET	42981-48		6/4/2004		599500	No	No			
NEWBURGER BABET	21661-524		1/7/1992	CONVENIENC	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/19/2015	6290	WINDOWS	39,482	C				Replace 11 windows
11/12/2015	6283	MANUAL	3,464	C				Add insulation in
6/18/2008	3970	WDK	3,000	C	9/24/2008			repair existing de

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/22/2009	PERMIT VISIT	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS+INSPCTD	606	
5/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

