



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	YURGELUN CHRISTINE W
Owner 2:	
Owner 3:	
Street 1:	12 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	FARNSWORTH SUSAN E -
Owner 2:	-
Street 1:	12 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4929

**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, 8 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:				Topo		
D				Street	1	PAVED
s				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															

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102 CONDO	Prime NB Desc:	LINCRDGE	Total:		Spl Credit:		Total:	
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	565,900	8,900	0.000		574,800	1970	0
							GIS Ref
							GIS Ref
							Insp Date
							04/11/12
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 229.63						/Parcel: 229.63	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	547,300	8900	.		556,200	556,200	Create Final value 2019	6/4/2019
2018	102	FV	547,300	8900	.		556,200	556,200	Year End Roll	9/28/2017
2017	102	FV	542,300	8900	.		551,200	551,200	Year End Roll	9/29/2016
2016	102	FV	542,300	8900	.		551,200	551,200	Year End Roll	1/14/2016
2015	102	FV	517,700	8900	.		526,600	526,600	Year End	10/2/2014
2014	102	FV	478,200	8900	.		487,100	487,100	Year End Roll	1/23/2014
2013	102	FV	450,600	8900	.		459,500	459,500	Year End Roll	10/25/2012
2012	102	FV	450,600	8900	.		459,500	459,500	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARNSWORTH SUSAN	55228-327		8/24/2010		523000	No	No			
GROVES CAMILLE	40895-622		9/16/2003		605000	No	No			
GROVES ALLAN M,	35416-318		5/6/2002	CONVENIENC	100	No	No			
GREETHAM DOUGLA	30655-423		9/14/1999		459000	No	No			
MACDONALD WINSL	19247-227		8/5/1988		405000	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/17/1999	MEAS+INSPCTD	605	BOA
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
12/14/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

