



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CLIMO TR LAWRENCE H
Owner 2:	CLIMO TR DIANE S
Owner 3:	CLIMO NOMINEE TRUST
Street 1:	17 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	CLIMO TR - LAWRENCE H
Owner 2:	CLIMO TR - DIANE S
Street 1:	17 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4907

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN 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 Influ	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	565,700	8,900	0.000		574,600	1975	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			275.83		/Parcel:	275.83	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	541,500	8900	.		550,400	550,400	Create Final value 2019	6/4/2019
2018	102	FV	541,500	8900	.		550,400	550,400	Year End Roll	9/28/2017
2017	102	FV	532,500	8900	.		541,400	541,400	Year End Roll	9/29/2016
2016	102	FV	532,500	8900	.		541,400	541,400	Year End Roll	1/14/2016
2015	102	FV	508,300	8900	.		517,200	517,200	Year End	10/2/2014
2014	102	FV	469,600	8900	.		478,500	478,500	Year End Roll	1/23/2014
2013	102	FV	442,700	8900	.		451,600	451,600	Year End Roll	10/25/2012
2012	102	FV	430,500	8900	.		439,400	439,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CLIMO TR,LAWREN	71688-353		9/28/2018	CONVENIENC	99	No	No			
HEALEY,ANNE MAR	68530-574		12/5/2016		559000	No	No			
WARREN DUNCAN O	31104-143		1/26/2000		420000	No	No			
WARREN DUNCAN/H	19172-78		7/5/1988	CONVENIENC	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2018	7253	MANUAL	4,515	C				Install blown in c
1/17/2017	6662	RENOVATI	45,000	C	5/4/2017			Remodel a bedroom

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

