

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HIGGINS JENNIFER K
Owner 2:	
Owner 3:	
Street 1:	37 BIRCHWOOD LANE UNIT 37
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LUSTWERK-DUDAS - RIGEL L
Owner 2:	LUSTWERK-DUDAS - FRANCIS O
Street 1:	37 BIRCHWOOD LANE UNIT 37
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, 1 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:				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															

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	526,200	8,900	0.000		535,100	2929
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 216.11						/Parcel: 216.11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	540,700	8900	.		549,600	549,600	Year End Roll	9/26/2019
2019	102	FV	522,900	8900	.		531,800	531,800	Create Final value 2019	6/4/2019
2018	102	FV	522,900	8900	.		531,800	531,800	Year End Roll	9/28/2017
2017	102	FV	518,200	8900	.		527,100	527,100	Year End Roll	9/29/2016
2016	102	FV	507,300	8900	.		516,200	516,200	Year End Roll	1/14/2016
2015	102	FV	484,300	8900	.		493,200	493,200	Year End	10/2/2014
2014	102	FV	447,400	8900	.		456,300	456,300	Year End Roll	1/23/2014
2013	102	FV	421,600	8900	.		430,500	430,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LUSTWERK-DUDAS,	72928-137		7/16/2019		545000	No	No			
ANTHONY TR,CARO	64802-336		1/16/2015		531000	No	No			
Kassabian,John	59640-569		7/31/2012		436700	No	No			
GRESWOLD KATE M	30953-554		11/10/1999		430000	No	No			Carol Kassabian Death Cert Bk 50762
EDES MARTHA M,	28811-113		6/16/1998		369000	No	No			
PARKER CHARLES	28811-108		6/9/1989		340000	No	No			death of husband 7/1/94

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/30/2020	R-20-0127	WINDOWS	27,000	C				Replace 9 Anderson
8/14/2019	R-19-0117	MANUAL	5,000	C				Remove & replace 2

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/14/2004	M&L COMPLETE	615	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

