



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PEDULLA BARBARA M
Owner 2:	
Owner 3:	
Street 1:	43 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

**PREVIOUS OWNER**

Owner 1:	COLE - ADDISON D
Owner 2:	COLE - ANNE B
Street 1:	43 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, 9 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 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	552,900	8,900	0.000		561,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 219.08						/Parcel: 219.08	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	568,200	8900	.		577,100	577,100	Year End Roll	9/26/2019
2019	102	FV	544,300	8900	.		553,200	553,200	Create Final value 2019	6/4/2019
2018	102	FV	536,000	8900	.		544,900	544,900	Year End Roll	9/28/2017
2017	102	FV	531,200	8900	.		540,100	540,100	Year End Roll	9/29/2016
2016	102	FV	531,200	8900	.		540,100	540,100	Year End Roll	1/14/2016
2015	102	FV	507,000	8900	.		515,900	515,900	Year End	10/2/2014
2014	102	FV	468,400	8900	.		477,300	477,300	Year End Roll	1/23/2014
2013	102	FV	441,800	8900	.		450,700	450,700	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COLE,ADDISON D	75352-58		8/12/2020		547500	No	No			
CHUAN MARIAN	15957-206		1/4/1985		237000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/24/2017	6725	RENOVATI	20,000	C	1/30/2018			Remodel the bathro
11/13/1992	170	W/S FLUE		C	12/14/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	
5/19/1999	MEAS+INSPCTD	605	BOA
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
12/14/1993	PERMIT VISIT	600	
5/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

