



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MANGINI PAUL ANTHONY
Owner 2:	MANGINI DOREEN FRANCES
Owner 3:	
Street 1:	47 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	CHAFFIN - JAY W
Owner 2:	DAVIS-CHAFFIN - ELIZABETH M
Street 1:	47 BIRCHWOOD LANE
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, 0 HalfBaths, 0 3/4 Baths, 9 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	598,100	8,900	0.000		607,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 189.85						/Parcel: 189.85	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	614,500	8900	.		623,400	623,400	Year End Roll	9/26/2019
2019	102	FV	594,200	8900	.		603,100	603,100	Create Final value 2019	6/4/2019
2018	102	FV	594,200	8900	.		603,100	603,100	Year End Roll	9/28/2017
2017	102	FV	588,800	8900	.		597,700	597,700	Year End Roll	9/29/2016
2016	102	FV	588,800	8900	.		597,700	597,700	Year End Roll	1/14/2016
2015	102	FV	562,100	8900	.		571,000	571,000	Year End	10/2/2014
2014	102	FV	519,200	8900	.		528,100	528,100	Year End Roll	1/23/2014
2013	102	FV	489,000	8900	.		497,900	497,900	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHAFFIN,JAY W	67726-537		8/1/2016		660000	No	No			
SCHILLER JOAN A	55045-80		7/26/2010		540000	No	No			
SCHILLER JOAN A	48681-571		12/18/2006	FAMILY		1	No	No		
SCHILLER JOAN A	39834-293		7/7/2003	CONVENIENC		1	No	No		
MILLS RODNEY	19404-425		10/14/1988		410000	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
3/14/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

