

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOLF ROBERT G
Owner 2:	WOLF BRYCE M
Owner 3:	
Street 1:	52 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Joannidis - Constantine
Owner 2:	Joannidis - Susanna V C
Street 1:	52 Birchwood Ln
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4908

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, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		OTHER	20												

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	707,600		0.000		707,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 264.71						/Parcel: 264.71	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	727,100	0	.		727,100	727,100	Year End Roll	9/26/2019
2019	102	FV	704,500	0	.		704,500	704,500	Create Final value 2019	6/4/2019
2018	102	FV	704,500	0	.		704,500	704,500	Year End Roll	9/28/2017
2017	102	FV	698,200	0	.		698,200	698,200	Year End Roll	9/29/2016
2016	102	FV	698,200	0	.		698,200	698,200	Year End Roll	1/14/2016
2015	102	FV	666,400	0	.		666,400	666,400	Year End	10/2/2014
2014	102	FV	615,700	0	.		615,700	615,700	Year End Roll	1/23/2014
2013	102	FV	517,400	0	.		517,400	517,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Joannidis,Const	60029-589		9/18/2012		795000	No	No			
PIKE BERTRAM N,	50046-82		8/31/2007		705000	No	No			
MITCHELL, W. RA	25531-194		7/31/1995		450000	No	No			
BOHLEN JACK	19390-190		10/6/1988		456250	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/18/2018	7135	MANUAL	3,153	C				Install insulation
6/2/2016	6454	WINDOWS	11,049	C				Replace 3 windows
9/28/2007	3780	RENOVATI	100,000	C	5/26/2009			5 skylights;reno 2

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/26/2009	PERMIT VISIT	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/3/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

