



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: DAMON PRISCILLA A
 Owner 2:
 Owner 3:
 Street 1: 54 BIRCHWOOD LANE
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: N
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	516,500	8,900	0.000		525,400
Total Card 516,500 8,900 0.000 525,400					
Total Parcel 516,500 8,900 0.000 525,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 221.42		/Parcel: 221.42	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date
04/11/12

PREVIOUS OWNER

Owner 1: RYAN MARJORIE HINES TR -
 Owner 2: LORING WOLCOTT & COOLIDGE -
 Street 1: 230 CONGRESS ST
 Twn/City: BOSTON
 St/Prov: MA Cntry
 Postal: 02110-2437

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	530,700	8900	.		539,600	539,600	Year End Roll	9/26/2019
2019	102	FV	513,200	8900	.		522,100	522,100	Create Final value 2019	6/4/2019
2018	102	FV	513,200	8900	.		522,100	522,100	Year End Roll	9/28/2017
2017	102	FV	508,600	8900	.		517,500	517,500	Year End Roll	9/29/2016
2016	102	FV	508,600	8900	.		517,500	517,500	Year End Roll	1/14/2016
2015	102	FV	485,500	8900	.		494,400	494,400	Year End	10/2/2014
2014	102	FV	448,500	8900	.		457,400	457,400	Year End Roll	1/23/2014
2013	102	FV	422,500	8900	.		431,400	431,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
RYAN MARJORIE H	56818-20		5/4/2011		450000	No	No	
	13907-504		2/22/1980		148000	No	No	

TAX DISTRICT

PAT ACCT.

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, 8 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

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
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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															

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	LINCRDGE	Total:	SpI Credit	Total:
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