

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BAYLIES WINTHROP A
Owner 2:	BAYLIES MARY JANE
Owner 3:	
Street 1:	60 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	POYDAR HENRY R TR -
Owner 2:	POYDAR NANCY G TR -
Street 1:	60 BIRCHWOOD LN
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, 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
t						

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	642,100	8,900	0.000		651,000	3022
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 215.25						/Parcel: 215.25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	659,700	8900	.		668,600	668,600	Year End Roll	9/26/2019
2019	102	FV	638,900	8900	.		647,800	647,800	Create Final value 2019	6/4/2019
2018	102	FV	638,900	8900	.		647,800	647,800	Year End Roll	9/28/2017
2017	102	FV	633,200	8900	.		642,100	642,100	Year End Roll	9/29/2016
2016	102	FV	633,200	8900	.		642,100	642,100	Year End Roll	1/14/2016
2015	102	FV	604,400	8900	.		613,300	613,300	Year End	10/2/2014
2014	102	FV	558,400	8900	.		567,300	567,300	Year End Roll	1/23/2014
2013	102	FV	527,400	8900	.		536,300	536,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POYDAR HENRY R	44692-556		2/25/2005		779000	No	No			
WALKER JOHN F,	43174-1		6/29/2004		704100	No	No			
FORTUNATO JOAN	34172-24		11/29/2001		600000	No	No			
LEIGHTON DEBORA	28475-598		4/22/1998		455000	No	No			
DAVIES CLAIRE	23669-69		9/20/1993		295000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/26/2009	4216	WDK	10,000	C	7/15/2009			replace deck
5/27/1997	416	MANUAL	300,000	C	5/27/1997			ALTER.

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
6/21/1999	MEAS+INSPCTD	600	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

