



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	RUSH TR HELEN M
Owner 2:	
Owner 3:	HELEN M RUSH TRUST
Street 1:	11 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	RUSH - ROBERT P
Owner 2:	RUSH - HELEN M
Street 1:	11 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 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
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															

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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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2021

meadorse

2021

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	537,700	8,900	0.000		546,600		0
							GIS Ref
							GIS Ref
							Insp Date
							04/11/12
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 236.85						/Parcel: 236.85	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	552,500	8900	.		561,400	561,400	Year End Roll	9/26/2019
2019	102	FV	534,400	8900	.		543,300	543,300	Create Final value 2019	6/4/2019
2018	102	FV	534,400	8900	.		543,300	543,300	Year End Roll	9/28/2017
2017	102	FV	529,500	8900	.		538,400	538,400	Year End Roll	9/29/2016
2016	102	FV	529,500	8900	.		538,400	538,400	Year End Roll	1/14/2016
2015	102	FV	505,500	8900	.		514,400	514,400	Year End	10/2/2014
2014	102	FV	467,000	8900	.		475,900	475,900	Year End Roll	1/23/2014
2013	102	FV	439,900	8900	.		448,800	448,800	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUSH,ROBERT P	63295-33		2/21/2014	FAMILY		1	No	No		
MORSS CHARLES A	42892-128		5/26/2004		530000	No	No			
MORSS, CHARLES	26657-594		9/11/1996	CONVENIENC		10	No	No		
ROSSBACH LEOPOL	17018-10		5/22/1986		345000	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
3/13/2004	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	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**USER DEFINED**

Prior Id # 1:	98 115 11
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PRINT**

Date	Time
10/22/20	19:16:04

**LAST REV**

Date	Time
03/17/14	16:05:09

brennanp  
2587

