



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MILLS SUSAN H
Owner 2:	
Owner 3:	
Street 1:	24 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	HUBBARD ELIOT -
Owner 2:	-
Street 1:	24 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4927

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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

**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	529,500	9,200	0.000		538,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 248.25						/Parcel: 248.25	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	536,000	9200	.		545,200	545,200	Year End Roll	9/26/2019
2019	102	FV	512,800	9200	.		522,000	522,000	Create Final value 2019	6/4/2019
2018	102	FV	512,800	9200	.		522,000	522,000	Year End Roll	9/28/2017
2017	102	FV	508,200	9200	.		517,400	517,400	Year End Roll	9/29/2016
2016	102	FV	508,200	9200	.		517,400	517,400	Year End Roll	1/14/2016
2015	102	FV	485,100	9200	.		494,300	494,300	Year End	10/2/2014
2014	102	FV	448,100	9200	.		457,300	457,300	Year End Roll	1/23/2014
2013	102	FV	422,200	9200	.		431,400	431,400	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUBBARD ELIOT,	51085-364		4/25/2008		550000	No	No			
COPELAND CHARLE	23130-165		4/29/1993		322000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2019	R-19-0048	KITCHEN	40,000	C	7/2/2019			Kitchen renovation
6/22/2016	6483	WINDOWS	9,046	C				Replace 3 windows
11/3/2015	6273	WINDOWS	14,461	C				Replace 2 windows
9/29/1995	820-95	MANUAL	3,500	C	5/27/1997			R-DECK
2/1/1994	426	MANUAL	3,000	C	8/17/1995			FIREPL
1/20/1994	418	MANUAL	7,500	C	8/17/1995			SKYLITES

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	INSPECTED	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

