



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 5  |        | BIRCHWOOD LN, LINCOLN |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | GREEN PHYLLIS       |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 5 BIRCHWOOD LN      |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

**PREVIOUS OWNER**

|           |                        |
|-----------|------------------------|
| Owner 1:  | ROBBINS TR - DEBORAH A |
| Owner 2:  | -                      |
| Street 1: | 5 BIRCHWOOD LN         |
| Twn/City: | LINCOLN                |
| St/Prov:  | MA Cntry               |
| Postal:   | 01773-4907             |

**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, 4 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                                   | 479,300        | 8,900      | 0.000     |            | 488,200     |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 321.18 |                |            |           |            |             | /Parcel: 321.18   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020   | 102 | FV  | 492,500    | 8900      | .         |            | 501,400     | 501,400       | Year End Roll           | 9/26/2019  |
| 2019   | 102 | FV  | 471,300    | 8900      | .         |            | 480,200     | 480,200       | Create Final value 2019 | 6/4/2019   |
| 2018   | 102 | FV  | 471,300    | 8900      | .         |            | 480,200     | 480,200       | Year End Roll           | 9/28/2017  |
| 2017   | 102 | FV  | 467,000    | 8900      | .         |            | 475,900     | 475,900       | Year End Roll           | 9/29/2016  |
| 2016   | 102 | FV  | 467,000    | 8900      | .         |            | 475,900     | 475,900       | Year End Roll           | 1/14/2016  |
| 2015   | 102 | FV  | 445,800    | 8900      | .         |            | 454,700     | 454,700       | Year End                | 10/2/2014  |
| 2014   | 102 | FV  | 411,800    | 8900      | .         |            | 420,700     | 420,700       | Year End Roll           | 1/23/2014  |
| 2013   | 102 | FV  | 388,100    | 8900      | .         |            | 397,000     | 397,000       | Year End Roll           | 10/25/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| ROBBINS TR,DEBO | 70233-193 |      | 11/14/2017 |           | 554000     | No | No  |       |                 |       |
| ROBBINS DEBORAH | 52413-132 |      | 3/16/2009  | FAMILY    | 100        | No | No  |       |                 |       |
| NORLING ROBERT  | 19418-492 |      | 10/21/1988 |           | 270000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 6/8/2009  | 4201   | WDK      | 8,000  | C   | 7/15/2009  |          |          | replace deck;cert  |
| 3/26/2008 | 3901   | RENOVATI | 30,500 | C   | 9/16/2008  |          |          | reno 2 bth;move wa |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 4/11/2012 | MEAS/EXT INS | 25  | D ERSKINE |
| 4/22/2009 | PERMIT VISIT | 25  | D ERSKINE |
| 3/27/2004 | M&L EXTERIOR | 615 |           |
| 5/30/1997 | MEAS+INSPCTD | 600 |           |
| 5/2/1996  | MEAS/EXT INS | 606 |           |
| 5/1/1987  | INSPECTED    | 601 |           |

Sign: VERIFICATION OF VISIT NOT DATA

