



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LINCOLN RIDGE CONDO
Owner 2:	
Owner 3:	
Street 1:	1 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
998			4.577	642,200	642,200
Total Card			4.577	642,200	642,200
Total Parcel			4.577	642,200	642,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A

Legal Description	User Acct
MASTER CONDO RECORD PHASE IV	
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

	GIS Ref
	GIS Ref
	Insp Date

**PREVIOUS OWNER**

Owner 1:	LINCOLN RIDGE CONDO -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	MA Cntry
Postal:	01773

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	998	FV		0	4.577	642,200	642,200	642,200	Year End Roll	9/26/2019
2019	998	FV		0	4.577	624,600	624,600	624,600	Create Final value 2019	6/4/2019
2018	998	FV		0	4.577	624,600	624,600	624,600	Year End Roll	9/28/2017
2017	998	FV		0	4.577	594,200	594,200	594,200	Year End Roll	9/29/2016
2016	998	FV		0	4.577	579,000	579,000	579,000	Year End Roll	1/14/2016
2015	998	FV		0	4.577	542,200	542,200	542,200	Year End	10/2/2014
2014	998	FV		0	4.577	494,200	494,200	494,200	Year End Roll	1/23/2014
2013	998	FV		0	4.577	482,200	482,200	482,200	Year End Roll	10/25/2012

**PRINT**

Date	Time
10/22/20	19:41:04

**LAST REV**

Date	Time
03/12/15	16:28:23

**USER DEFINED**

Prior Id # 1:	98 1 14
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:	

**NARRATIVE DESCRIPTION**

This Parcel contains 4.577 ACRES of land mainly classified as CONDO CONDO

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LINCOLN RIDGE C	13887-001		1/24/1980			No	No	

**TAX DISTRICT**

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/18/2010	4458	WDK	6,600	C				replace and rebuild

**ACTIVITY INFORMATION**

Date	Result	By	Name

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
998	CONDO		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
998	CONDO		2.74045		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									82,214						82,200	

Total AC/HA:	4.57700	Total SF/SM:	199374.13	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	642,214	SpI Credit		Total:	642,200
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