



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		BIRCHWOOD LN, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: LINCOLN RIDGE CONSERVATION TR		
Owner 2: _____		
Owner 3: _____		
Street 1: 227 CONCORD RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov: MA	Cntry: _____	Own Occ: Y
Postal: 01773	Type: _____	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905			5.310	31,900	31,900
Total Card			5.310	31,900	31,900
Total Parcel			5.310	31,900	31,900
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
	GIS Ref
	GIS Ref
	Insp Date
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS OWNER

Owner 1: _____
Owner 2: _____
Street 1: _____
Twn/City: _____
St/Prov: _____
Postal: _____

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	10/15/2020
2020	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	9/26/2019
2019	905	FV		0	5.31	31,900	31,900	31,900	Create Final value 2019	6/4/2019
2018	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	9/28/2017
2017	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	9/29/2016
2016	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	1/14/2016
2015	905	FV		0	5.31	31,900	31,900	31,900	Year End	10/2/2014
2014	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	13597-654		12/1/1978			No	No			

NARRATIVE DESCRIPTION

This Parcel contains 5.31 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		5.31		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									31,860						31,900	Cons Restr

Total AC/HA: 5.31000	Total SF/SM: 231303.59	Parcel LUC: 905	CHARITY	Prime NB Desc	RES CAT 3	Total:	31,860	SpI Credit	Total:	31,900
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