



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SCHWARTZ STEVEN JAY
Owner 2:	
Owner 3:	
Street 1:	27 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	TROISI EUGENE A -
Owner 2:	-
Street 1:	27 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-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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:						
D				Topo		
s				Street	1	PAVED
t				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	558,600	8,900	0.000		567,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 198.23						/Parcel: 198.23	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	551,100	8900	.		560,000	560,000	Year End Roll	10/15/2020
2020	102	FV	566,300	8900	.		575,200	575,200	Year End Roll	9/26/2019
2019	102	FV	542,300	8900	.		551,200	551,200	Create Final value 2019	6/4/2019
2018	102	FV	542,300	8900	.		551,200	551,200	Year End Roll	9/28/2017
2017	102	FV	537,400	8900	.		546,300	546,300	Year End Roll	9/29/2016
2016	102	FV	537,400	8900	.		546,300	546,300	Year End Roll	1/14/2016
2015	102	FV	513,000	8900	.		521,900	521,900	Year End	10/2/2014
2014	102	FV	473,900	8900	.		482,800	482,800	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TROISI EUGENE A	41267-330		10/24/2003	OTHER	410,000	No	No			
	13852-144		2/6/1979		129,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/20/2016	6596	MANUAL	3,239	C				Replace a rear pat
6/27/2012	5080	WDK	7,800	C				reconstruct a deck

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
2/13/2002	ABATE-INSPEC	600	
5/30/1997	MEAS+INSPECTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

