



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 47 | | BIRCHWOOD LN, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------|
| Owner 1: | MANGINI PAUL ANTHONY |
| Owner 2: | MANGINI DOREEN FRANCES |
| Owner 3: | |
| Street 1: | 47 BIRCHWOOD LANE |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------------|
| Owner 1: | CHAFFIN - JAY W |
| Owner 2: | DAVIS-CHAFFIN - ELIZABETH M |
| Street 1: | 47 BIRCHWOOD LANE |
| 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-TNHS Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 | 606,200 | 8,900 | 0.000 | | 615,100 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 192.39 | | | | | | /Parcel: 192.39 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 102 | FV | 598,100 | 8900 | . | | 607,000 | 607,000 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 614,500 | 8900 | . | | 623,400 | 623,400 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 594,200 | 8900 | . | | 603,100 | 603,100 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 594,200 | 8900 | . | | 603,100 | 603,100 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 588,800 | 8900 | . | | 597,700 | 597,700 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 588,800 | 8900 | . | | 597,700 | 597,700 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 562,100 | 8900 | . | | 571,000 | 571,000 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 519,200 | 8900 | . | | 528,100 | 528,100 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| CHAFFIN,JAY W | 67726-537 | | 8/1/2016 | | 660,000 | No | No | | | |
| SCHILLER JOAN A | 55045-80 | | 7/26/2010 | | 540,000 | No | No | | | |
| SCHILLER JOAN A | 48681-571 | | 12/18/2006 | FAMILY | | 1 | No | No | | |
| SCHILLER JOAN A | 39834-293 | | 7/7/2003 | CONVENIENC | | 1 | No | No | | |
| MILLS RODNEY | 19404-425 | | 10/14/1988 | | 410,000 | No | No | | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 4/11/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/14/2004 | M&L COMPLETE | 615 | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

