



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
54		BIRCHWOOD LN, LINCOLN
Unit #:		
Owner 1: DAMON PRISCILLA A		
Owner 2:		
Owner 3:		
Street 1: 54 BIRCHWOOD LANE		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 01773		Type:

**PREVIOUS OWNER**

Owner 1: RYAN MARJORIE HINES TR -		
Owner 2: LORING WOLCOTT & COOLIDGE -		
Street 1: 230 CONGRESS ST		
Twn/City: BOSTON		
St/Prov: MA	Cntry:	
Postal: 02110-2437		

**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, 8 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	523,500	8,900	0.000		532,400		
							GIS Ref
							GIS Ref
							Insp Date
							04/11/12
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 224.37						/Parcel: 224.37	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	516,500	8900	.		525,400	525,400	Year End Roll	10/15/2020
2020	102	FV	530,700	8900	.		539,600	539,600	Year End Roll	9/26/2019
2019	102	FV	513,200	8900	.		522,100	522,100	Create Final value 2019	6/4/2019
2018	102	FV	513,200	8900	.		522,100	522,100	Year End Roll	9/28/2017
2017	102	FV	508,600	8900	.		517,500	517,500	Year End Roll	9/29/2016
2016	102	FV	508,600	8900	.		517,500	517,500	Year End Roll	1/14/2016
2015	102	FV	485,500	8900	.		494,400	494,400	Year End	10/2/2014
2014	102	FV	448,500	8900	.		457,400	457,400	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RYAN MARJORIE H	56818-20		5/4/2011		450,000	No	No			
	13907-504		2/22/1980		148,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/24/2020	R-20-0138	WDK	12,500	O	9/9/2020			Remove & replace d

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

