



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CLIMO TR LAWRENCE H
Owner 2:	CLIMO TR DIANE S
Owner 3:	CLIMO NOMINEE TRUST
Street 1:	17 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	CLIMO TR - LAWRENCE H
Owner 2:	CLIMO TR - DIANE S
Street 1:	17 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4907

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, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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:				Topo		
D				Street	1	PAVED
s				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 Influ	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
102	558,000	8,900	0.000		566,900
Total Card		558,000	8,900	0.000	566,900
Total Parcel		558,000	8,900	0.000	566,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 272.13		/Parcel: 272.13	

Legal Description	User Acct
1975	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	550,600	8900	.		559,500	559,500	Year End Roll	10/15/2020
2020	102	FV	565,700	8900	.		574,600	574,600	Year End Roll	9/26/2019
2019	102	FV	541,500	8900	.		550,400	550,400	Create Final value 2019	6/4/2019
2018	102	FV	541,500	8900	.		550,400	550,400	Year End Roll	9/28/2017
2017	102	FV	532,500	8900	.		541,400	541,400	Year End Roll	9/29/2016
2016	102	FV	532,500	8900	.		541,400	541,400	Year End Roll	1/14/2016
2015	102	FV	508,300	8900	.		517,200	517,200	Year End	10/2/2014
2014	102	FV	469,600	8900	.		478,500	478,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CLIMO TR,LAWREN	71688-353		9/28/2018	CONVENIENC	99	No	No			
HEALEY,ANNE MAR	68530-574		12/5/2016		559,000	No	No			
WARREN DUNCAN O	31104-143		1/26/2000		420,000	No	No			
WARREN DUNCAN/H	19172-78		7/5/1988	CONVENIENC		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2018	7253	MANUAL	4,515	C	4/13/2020			Install blown in c
1/17/2017	6662	RENOVATI	45,000	C	5/4/2017			Remodel a bedroom

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

