



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREEN PHYLLIS
Owner 2:	
Owner 3:	
Street 1:	5 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROBBINS TR - DEBORAH A
Owner 2:	-
Street 1:	5 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, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 4 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 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	0.0000	LR	1.00																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	485,800	8,900	0.000		494,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 325.46						/Parcel: 325.46	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	102	FV	479,300	8900			488,200	488,200	Year End Roll	10/15/2020
2020	102	FV	492,500	8900			501,400	501,400	Year End Roll	9/26/2019
2019	102	FV	471,300	8900			480,200	480,200	Create Final value 2019	6/4/2019
2018	102	FV	471,300	8900			480,200	480,200	Year End Roll	9/28/2017
2017	102	FV	467,000	8900			475,900	475,900	Year End Roll	9/29/2016
2016	102	FV	467,000	8900			475,900	475,900	Year End Roll	1/14/2016
2015	102	FV	445,800	8900			454,700	454,700	Year End	10/2/2014
2014	102	FV	411,800	8900			420,700	420,700	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBBINS TR,DEBO	70233-193		11/14/2017		554,000	No	No			
ROBBINS DEBORAH	52413-132		3/16/2009	FAMILY	100	No	No			
NORLING ROBERT	19418-492		10/21/1988		270,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/8/2009	4201	WDK	8,000	C	7/15/2009			replace deck;cert
3/26/2008	3901	RENOVATI	30,500	C	9/16/2008			reno 2 bth;move wa

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/22/2009	PERMIT VISIT	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

