



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 7 | | BIRCHWOOD LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | SPERLING ARNOLD L |
| Owner 2: | SPERLING CHARMIAN B |
| Owner 3: | |
| Street 1: | 7 BIRCHWOOD LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4907 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

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, 7 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: | | | | 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 | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 102 | 611,500 | 8,900 | 0.000 | | 620,400 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 212.90 | | | | | | /Parcel: 212.90 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 102 | FV | 603,300 | 8900 | . | | 612,200 | 612,200 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 620,000 | 8900 | . | | 628,900 | 628,900 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 599,500 | 8900 | . | | 608,400 | 608,400 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 599,500 | 8900 | . | | 608,400 | 608,400 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 594,100 | 8900 | . | | 603,000 | 603,000 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 594,100 | 8900 | . | | 603,000 | 603,000 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 567,100 | 8900 | . | | 576,000 | 576,000 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 523,900 | 8900 | . | | 532,800 | 532,800 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| BRAVOCO RALPH/V | 14653-496 | | 6/30/1982 | | 216,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|---------|
| 12/5/1994 | 644-94 | RENO-ADD | 37,000 | C | 7/1/1997 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 4/11/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/13/2004 | M&L COMPLETE | 615 | |
| 5/30/1997 | MEAS/EXT INS | 600 | |
| 5/2/1996 | MEAS/EXT INS | 606 | |
| 5/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

