



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 80 | | BIRCHWOOD LN, LINCOLN |

OWNERSHIP

| |
|---------------------------------|
| Owner 1: WINCHELL CLARK D |
| Owner 2: BRUSTOWICZ KATHERINE A |
| Owner 3: |
| Street 1: 12 RADCLIFF ROAD |
| Street 2: |
| Twn/City: WABAN |
| St/Prov: MA Cntry Own Occ: Y |
| Postal: 02468 Type: |

PREVIOUS OWNER

| |
|--------------------------------|
| Owner 1: WINCHELL - GUILBERT S |
| Owner 2: WINCHELL - AMY JANE |
| Street 1: 80 BIRCHWOOD LN |
| Twn/City: LINCOLN |
| St/Prov: MA Cntry |
| Postal: 01773-4908 |

NARRATIVE DESCRIPTION

This Parcel contains 3.3 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1960, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 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 | R1 | Residential | 100 | 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 9.6 | 1.000 | R5 | | | | | | | | | 768,000 | | | | | | 768,000 | |
| 101 | ONE FAM | | 1.463 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 43,890 | | | | | | 43,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|---------------------------------------|------------|-----------------|------------|-------------|
| 101 | 191,700 | 12,700 | 3.300 | 811,900 | 1,016,300 |
| Total Card | 191,700 | 12,700 | 3.300 | 811,900 | 1,016,300 |
| Total Parcel | 191,700 | 12,700 | 3.300 | 811,900 | 1,016,300 |
| Source: Market Adj Cost | Total Value per SQ unit /Card: 409.83 | | /Parcel: 409.83 | | |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| |
|-----------|
| GIS Ref |
| GIS Ref |
| Insp Date |
| 05/01/17 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 101 | FV | 173,300 | 12700 | 3.3 | 843,900 | 1,029,900 | 1,029,900 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 161,000 | 12700 | 3.3 | 843,900 | 1,017,600 | 1,017,600 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 164,100 | 12700 | 3.3 | 840,700 | 1,017,500 | 1,017,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 164,100 | 12700 | 3.3 | 840,700 | 1,017,500 | 1,017,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 185,600 | 12700 | 3.3 | 840,700 | 1,039,000 | 1,039,000 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 182,000 | 12700 | 3.3 | 788,700 | 983,400 | 983,400 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 174,600 | 12700 | 3.3 | 733,500 | 920,800 | 920,800 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 172,700 | 12700 | 3.3 | 723,900 | 909,300 | 909,300 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|
| WINCHELL,GUILBE | 74790-537 | | 6/1/2020 | FAMILY | 1,000,000 | No | No | |
| | 8209-193 | | 2/19/1954 | | | No | No | |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|---------------|-----|-----------|
| 5/1/2017 | MEAS/EXT INS | 4 | JG |
| 6/23/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 9/22/2001 | M&L EXTERIOR | 615 | |
| 5/21/1996 | MEAS+INSPECTD | 606 | |
| 4/20/1996 | MEAS/EXT INS | 606 | |
| 7/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

