



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN RIDGE CONDO
Owner 2:	
Owner 3:	
Street 1:	1 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN RIDGE CONDO -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.577 ACRES of land mainly classified as CONDO CONDO

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
998	CONDO		2.74045		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									82,214						82,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
998			4.577	715,000	715,000	MASTER CONDO RECORD PHASE IV
Total Card			4.577	715,000	715,000	Entered Lot Size
Total Parcel			4.577	715,000	715,000	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	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	998	FV		0	4.577	642,200	642,200	642,200	Year End Roll	10/15/2020
2020	998	FV		0	4.577	642,200	642,200	642,200	Year End Roll	9/26/2019
2019	998	FV		0	4.577	624,600	624,600	624,600	Create Final value 2019	6/4/2019
2018	998	FV		0	4.577	624,600	624,600	624,600	Year End Roll	9/28/2017
2017	998	FV		0	4.577	594,200	594,200	594,200	Year End Roll	9/29/2016
2016	998	FV		0	4.577	579,000	579,000	579,000	Year End Roll	1/14/2016
2015	998	FV		0	4.577	542,200	542,200	542,200	Year End	10/2/2014
2014	998	FV		0	4.577	494,200	494,200	494,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN RIDGE C	13887-001		1/24/1980			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/18/2010	4458	WDK	6,600	C				replace and rebuild

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.57700	Total SF/SM:	199374.13	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	715,014	Spl Credit	Total:	715,000
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