



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GWINNER TR SUZANNE C
Owner 2:	
Owner 3:	SUZANNE C GWINNER 2013 REVO TR
Street 1:	31 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	STORELLA - ROBERT J
Owner 2:	STORELLA - ELAINE A
Street 1:	31 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, 1 HalfBaths, 0 3/4 Baths, 6 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:						
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
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	682,900	8,700	0.000		691,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 234.35						/Parcel: 234.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	627,800	8900	.		636,700	636,700	Year End Roll	10/19/2021
2021	102	FV	619,400	8900	.		628,300	628,300	Year End Roll	10/15/2020
2020	102	FV	636,400	8900	.		645,300	645,300	Year End Roll	9/26/2019
2019	102	FV	609,600	8900	.		618,500	618,500	Create Final value 2019	6/4/2019
2018	102	FV	609,600	8900	.		618,500	618,500	Year End Roll	9/28/2017
2017	102	FV	604,100	8900	.		613,000	613,000	Year End Roll	9/29/2016
2016	102	FV	604,100	8900	.		613,000	613,000	Year End Roll	1/14/2016
2015	102	FV	576,600	8900	.		585,500	585,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STORELLA,ROBERT	63085-86		12/19/2013		670,000	No	No			
MCNAMARA JOHN,	37456-198		12/23/2002		545,000	No	No			
OGDEN DAVID/JUD	23300-413		6/14/1993		255,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/20/2016	6508	MANUAL	10,700	C				Repair deck same s
6/24/2015	6126	RENOVATI	9,000	C				Remodel first floo
3/26/2014	5691	RENOVATI	21,000	C	5/27/2015			Remodel the kitch
3/26/2014	5690	W/S FLUE		C				Install a wood bur

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
5/27/2015	PERMIT VISIT	619	DH
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	INSPECTED	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

