



PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BIRCHWOOD LN, LINCOLN
Unit #:		
Owner 1: HIGGINS JENNIFER K		
Owner 2:		
Owner 3:		
Street 1: 37 BIRCHWOOD LANE UNIT 37		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	566,700	8,700	0.000		575,400	2929
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 232.39						/Parcel: 232.39

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/15/21

PREVIOUS OWNER

Owner 1:	LUSTWERK-DUDAS - RIGEL L
Owner 2:	LUSTWERK-DUDAS - FRANCIS O
Street 1:	37 BIRCHWOOD LANE UNIT 37
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	533,300	8900	.		542,200	542,200	Year End Roll	10/19/2021
2021	102	FV	526,200	8900	.		535,100	535,100	Year End Roll	10/15/2020
2020	102	FV	540,700	8900	.		549,600	549,600	Year End Roll	9/26/2019
2019	102	FV	522,900	8900	.		531,800	531,800	Create Final value 2019	6/4/2019
2018	102	FV	522,900	8900	.		531,800	531,800	Year End Roll	9/28/2017
2017	102	FV	518,200	8900	.		527,100	527,100	Year End Roll	9/29/2016
2016	102	FV	507,300	8900	.		516,200	516,200	Year End Roll	1/14/2016
2015	102	FV	484,300	8900	.		493,200	493,200	Year End	10/2/2014

PRINT

Date	Time
10/18/22	22:55:29

LAST REV

Date	Time
01/07/22	14:06:18

apro
2566

USER DEFINED

Prior Id # 1:	98 113 37
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

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, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LUSTWERK-DUDAS,	72928-137		7/16/2019		545,000	No	No			
ANTHONY TR,CARO	64802-336		1/16/2015		531,000	No	No			
Kassabian,John	59640-569		7/31/2012		436,700	No	No			
GRESWOLD KATE M	30953-554		11/10/1999		430,000	No	No			Carol Kassabian Death Cert Bk 50762
EDES MARTHA M,	28811-113		6/16/1998		369,000	No	No			
PARKER CHARLES	28811-108		6/9/1989		340,000	No	No			death of husband 7/1/94

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/30/2020	R-20-0127	WINDOWS	27,000	C	8/31/2020			Replace 9 Anderson
8/14/2019	R-19-0117	MANUAL	5,000	C				Remove & replace 2

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
5/10/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/14/2004	M&L COMPLETE	615	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/11/1987	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	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															

Sign: VERIFICATION OF VISIT NOT DATA

