

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORGAN NICHOLAS HEATH
Owner 2:	
Owner 3:	
Street 1:	45 BIRCHWOOD LANE UNIT 45
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HORNE - BENJAMIN
Owner 2:	HORNE - JEAN Y
Street 1:	39 HIGHLAND RIDGE RD BOX 406
Twn/City:	NEW LONDON
St/Prov:	NH Cntry
Postal:	03257

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 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	706,100	8,700	0.000		714,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 215.52						/Parcel: 215.52	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	663,600	8900	.		672,500	672,500	Year End Roll	10/19/2021
2021	102	FV	654,700	8900	.		663,600	663,600	Year End Roll	10/15/2020
2020	102	FV	685,200	8900	.		694,100	694,100	Year End Roll	9/26/2019
2019	102	FV	662,700	8900	.		671,600	671,600	Create Final value 2019	6/4/2019
2018	102	FV	662,700	8900	.		671,600	671,600	Year End Roll	9/28/2017
2017	102	FV	656,700	8900	.		665,600	665,600	Year End Roll	9/29/2016
2016	102	FV	656,700	8900	.		665,600	665,600	Year End Roll	1/14/2016
2015	102	FV	626,900	8900	.		635,800	635,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HORNE, BENJAMIN	76325-411		12/2/2020		647,806	No	No			
Strouse, Frank L	60753-245		12/17/2012		675,000	No	No			
DOWNNS, ELAINE R	26446-529		6/28/1996	PART INTERES	205,000	No	No			
DOWNNS, GERALD E	26446-526		6/28/1996	PART INTERES	205,000	No	No			
DOWNNS ELAINE R	21601-492		12/13/1991	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2019	R-19-0162	WDK	17,000	C	10/24/2019			Remove and build n

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
6/8/2020	QUESTIONNAIR	624	W Coelho
1/9/2020	ABATE-INSPEC	624	W Coelho
4/11/2012	MEAS/EXT INS	25	D ERSKINE
6/24/2010		103	MARK HARRELL
6/24/2010	INSPECTED	1	H M SCHEID
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

