



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ECKLER LAWRENCE I
Owner 2:	DOMBLEWSKI CAROL L
Owner 3:	
Street 1:	47 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MANGINI - PAUL ANTHONY
Owner 2:	MANGINI - DOREEN FRANCES
Street 1:	47 BIRCHWOOD LANE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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:						
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	839,700	8,700	0.000		848,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 265.36						/Parcel: 265.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	606,200	8900	.		615,100	615,100	Year End Roll	10/19/2021
2021	102	FV	598,100	8900	.		607,000	607,000	Year End Roll	10/15/2020
2020	102	FV	614,500	8900	.		623,400	623,400	Year End Roll	9/26/2019
2019	102	FV	594,200	8900	.		603,100	603,100	Create Final value 2019	6/4/2019
2018	102	FV	594,200	8900	.		603,100	603,100	Year End Roll	9/28/2017
2017	102	FV	588,800	8900	.		597,700	597,700	Year End Roll	9/29/2016
2016	102	FV	588,800	8900	.		597,700	597,700	Year End Roll	1/14/2016
2015	102	FV	562,100	8900	.		571,000	571,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MANGINI,PAUL AN	79260-271		12/1/2021		850,000	No	No			
CHAFFIN,JAY W	67726-537		8/1/2016		660,000	No	No			
SCHILLER JOAN A	55045-80		7/26/2010		540,000	No	No			
SCHILLER JOAN A	48681-571		12/18/2006	FAMILY	1	No	No			
SCHILLER JOAN A	39834-293		7/7/2003	CONVENIENC	1	No	No			
MILLS RODNEY	19404-425		10/14/1988		410,000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/15/2022	VISITED	625	J Frank
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/14/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA

