



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JOHNSON TR LAURA STOOKEY
Owner 2:	
Owner 3:	LAURA STOOKEY JOHNSON TR 2015
Street 1:	498 WEST LION ROAD
Street 2:	
Twn/City:	WEST CHESTER
St/Prov:	PA Cntry Own Occ: Y
Postal:	19382 Type:

PREVIOUS OWNER

Owner 1:	STOOKEY-STUART - LAURA
Owner 2:	-
Street 1:	49 BIRCHWOOD LN
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, 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 Influ	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	687,400	9,100	0.000		696,500	2754	0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							12/15/21	
Total Card 687,400 9,100 0.000 696,500							Entered Lot Size	
Total Parcel 687,400 9,100 0.000 696,500							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 232.29 /Parcel: 232.29							Land Unit 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	633,400	9200	.		642,600	642,600	Year End Roll	10/19/2021
2021	102	FV	624,900	9200	.		634,100	634,100	Year End Roll	10/15/2020
2020	102	FV	642,100	9200	.		651,300	651,300	Year End Roll	9/26/2019
2019	102	FV	621,300	9200	.		630,500	630,500	Create Final value 2019	6/4/2019
2018	102	FV	621,300	9200	.		630,500	630,500	Year End Roll	9/28/2017
2017	102	FV	615,700	9200	.		624,900	624,900	Year End Roll	9/29/2016
2016	102	FV	615,700	9200	.		624,900	624,900	Year End Roll	1/14/2016
2015	102	FV	587,700	9200	.		596,900	596,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STOOKEY-STUART,	66677-10		1/15/2016	FAMILY		1	No	No		
MALONEY JOSEPH	47348-28		4/21/2006		710,000	No	No			
ANDERSON JOHN L	30425-264		7/2/1999	CHD>SALE	490,000	No	No			
URY WILLIAM L	23041-549		4/2/1993		325,800	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2010	4588	WDK	5,000	C	11/17/2011			replace existing d
7/29/1999	1749	RENOVATI	8,500	C	6/4/2000			kitchen 6/4/00 10
5/25/1993	248	RENOVATI	5,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
6/4/2000	MEAS+INSPCTD	611	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	MEAS/EXT INS	600	
12/20/1993	PERMIT VISIT	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

