

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOLF ROBERT G
Owner 2:	WOLF BRYCE M
Owner 3:	
Street 1:	52 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Joannidis - Constantine
Owner 2:	Joannidis - Susanna V C
Street 1:	52 Birchwood Ln
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4908

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, 4 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		OTHER	20												

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	772,500		0.000		772,500
Total Card	772,500		0.000		772,500
Total Parcel	772,500		0.000		772,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		288.99	/Parcel: 288.99

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	717,200	0	.		717,200	717,200	Year End Roll	10/19/2021
2021	102	FV	707,600	0	.		707,600	707,600	Year End Roll	10/15/2020
2020	102	FV	727,100	0	.		727,100	727,100	Year End Roll	9/26/2019
2019	102	FV	704,500	0	.		704,500	704,500	Create Final value 2019	6/4/2019
2018	102	FV	704,500	0	.		704,500	704,500	Year End Roll	9/28/2017
2017	102	FV	698,200	0	.		698,200	698,200	Year End Roll	9/29/2016
2016	102	FV	698,200	0	.		698,200	698,200	Year End Roll	1/14/2016
2015	102	FV	666,400	0	.		666,400	666,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Joannidis, Const	60029-589		9/18/2012		795,000	No	No			
PIKE BERTRAM N,	50046-82		8/31/2007		705,000	No	No			
MITCHELL, W. RA	25531-194		7/31/1995		450,000	No	No			
BOHLEN JACK	19390-190		10/6/1988		456,250	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/18/2018	7135	MANUAL	3,153	C				Install insulation
6/2/2016	6454	WINDOWS	11,049	C				Replace 3 windows
9/28/2007	3780	RENOVATI	100,000	C	5/26/2009			5 skylights;reno 2

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/26/2009	PERMIT VISIT	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/3/1996	MEAS/EXT INS	606	
5/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

