



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREEN ROBERT V
Owner 2:	GREEN THERESE T
Owner 3:	
Street 1:	62 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

PREVIOUS OWNER

Owner 1:	WALCH TR - MARSHA F
Owner 2:	WALCH TR - TIMOTHY R
Street 1:	62 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:				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 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
102	728,900		0.000		728,900
Total Card		728,900	0.000		728,900
Total Parcel		728,900	0.000		728,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 236.18		/Parcel: 236.18	

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	688,200	0			688,200	688,200	Year End Roll	10/19/2021
2021	102	FV	679,000	0			679,000	679,000	Year End Roll	10/15/2020
2020	102	FV	697,700	0			697,700	697,700	Year End Roll	9/26/2019
2019	102	FV	675,200	0			675,200	675,200	Create Final value 2019	6/4/2019
2018	102	FV	675,200	0			675,200	675,200	Year End Roll	9/28/2017
2017	102	FV	669,100	0			669,100	669,100	Year End Roll	9/29/2016
2016	102	FV	660,400	0			660,400	660,400	Year End Roll	1/14/2016
2015	102	FV	630,400	0			630,400	630,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALCH TR,MARSHA	66130-316		9/25/2015		690,000	No	No			
Walch,Marsha	59974-146		9/11/2012	FAMILY	100	No	No			
MAYFIELD GLOVER	53773-414		11/2/2009		599,000	No	No			
MAYFIELD GLOVER	42183-350		3/5/2004	CONVENIENC	10	No	No			
CHU, NELSON F.	26286-273		5/2/1996		490,000	No	No			
KENNARD HENRIET	19650-376		2/15/1989		435,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/2/2022	MEC-22-0005	MANUAL	12,000	O				Replace heat pump
9/28/2021	R-21-0227	BATH	13,760	O	5/3/2022			Remove tub & tub w repair deck
6/24/2004	2964	MANUAL	3,000	C	4/30/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
5/10/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/30/2005	MEAS+INSPCTD	615	
3/20/2004	M&L COMPLETE	615	
5/15/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
12/14/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

