



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BURNS JOSEPH R
Owner 2:	LETTERIE BARBARA J
Owner 3:	
Street 1:	74 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

**PREVIOUS OWNER**

Owner 1:	Welch - Adele M
Owner 2:	-
Street 1:	74 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-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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 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	595,700	9,100	0.000		604,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 235.84						/Parcel: 235.84	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	559,600	9200	.		568,800	568,800	Year End Roll	10/19/2021
2021	102	FV	552,100	9200	.		561,300	561,300	Year End Roll	10/15/2020
2020	102	FV	567,300	9200	.		576,500	576,500	Year End Roll	9/26/2019
2019	102	FV	543,200	9200	.		552,400	552,400	Create Final value 2019	6/4/2019
2018	102	FV	543,200	9200	.		552,400	552,400	Year End Roll	9/28/2017
2017	102	FV	538,300	9200	.		547,500	547,500	Year End Roll	9/29/2016
2016	102	FV	538,300	9200	.		547,500	547,500	Year End Roll	1/14/2016
2015	102	FV	513,800	9200	.		523,000	523,000	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Welch,Adele M	59747-327		8/13/2012		485,000	No	No			
GRANT, WILLIAM	26138-90		3/15/1996		330,000	No	No			
BAYBANK	23258-113		6/2/1993	FORECLOSURE	225,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/26/2015	6016	MANUAL	4,400	C				Install insulation
7/24/2013	5486	RENOVATI	33,000	C	5/6/2014			remodel kitchen

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	
2/4/2003	ABATE-INSPEC	600	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	MEAS/EXT INS	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	98 114 74
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PRINT**

Date	Time
10/18/22	22:59:01

**LAST REV**

Date	Time
01/07/22	14:28:21
apro	
2584	

