



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BLACKLOW TR ROBERT S
Owner 2:	BLACKLOW TR WINIFRED Y
Owner 3:	WINIFRED BLACKOW LIVING REV TR
Street 1:	16 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BLACKLOW - WINIFRED Y
Owner 2:	-
Street 1:	16 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, 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 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
102	640,200	8,700	0.000		648,900
Total Card	640,200	8,700	0.000		648,900
Total Parcel	640,200	8,700	0.000		648,900
Source:	Market Adj Cost	Total Value per SQ unit /Card: 230.14		/Parcel:	230.14

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	12/14/21
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	602,100	8900	.		611,000	611,000	Year End Roll	10/19/2021
2021	102	FV	594,000	8900	.		602,900	602,900	Year End Roll	10/15/2020
2020	102	FV	610,400	8900	.		619,300	619,300	Year End Roll	9/26/2019
2019	102	FV	590,200	8900	.		599,100	599,100	Create Final value 2019	6/4/2019
2018	102	FV	590,200	8900	.		599,100	599,100	Year End Roll	9/28/2017
2017	102	FV	584,900	8900	.		593,800	593,800	Year End Roll	9/29/2016
2016	102	FV	584,900	8900	.		593,800	593,800	Year End Roll	1/14/2016
2015	102	FV	558,300	8900	.		567,200	567,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BLACKLOW,WINIFR	77977-334		6/9/2021	CONVENIENC	99	No	No	
BLACKLOW,ROBERT	77977-326		6/9/2021	CONVENIENC	99	No	No	
DAHMEN JOSEPH E	44627-277		2/11/2005		677,500	No	No	
WADSWORTH VIRGI	28823-256		7/10/1998		435,000	No	No	
	13756-057		8/6/1979		131,500	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/6/2008	4017	WDK	10,000	C	7/19/2010			remove & replace d

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	
6/21/1999	MEAS+INSPCTD	600	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	98 115 16
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	23:00:35

LAST REV

Date	Time
01/07/22	13:35:45

apro
2592

